



**Emerald Green Property Owners Association  
2023 First Annual Meeting of the Board of Directors  
EGPOA Entertainium and ZOOM  
August 20, 2023 - 9:00 am**

[\(Please click the link to view a full recording of this meeting\)](#)

<b>Name</b>	<b>Present</b>
Patrick Kennell	✓ (in person)
Earl Silas	✓ (Zoom)
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Joel Cohn	✓ (Zoom)
Arthur Kaplan	✓ (in person - stepped down following #4)
Ilana Kaufman	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	✓ (in person)
Hal Simon	
Lesli Askew-Halprin	✓ (in person - seated beginning at #5)
Beverly Fernandez	✓ (in person - seated beginning at #5)

STAFF: Michael Hoyt and Valerie Harrison  
COUNSEL: Marvin Newburg

1. Call to Order and Announcements. Patrick called the meeting to order at 9:01am.

- a. Adoption of July 2023 Minutes. Earl motioned, Dan seconded, motion passed.
  - b. Patrick spoke to concerns from homeowners who had not received their ballots for the meeting. The Board requested candidate resumes on July 14 and were originally closed on July 30. There were four open seats for election, with two incumbents running for reelection and two open seats. Notice of Annual Meeting was sent on August 1. As of August 1 there were only three candidates, including two incumbents running for election. The Board decided to extend the resume submission period by one week, to August 6, in order to let the community decide who would take the 4th spot rather than be filled by a Board vote. Ballots were mailed on August 7. Patrick said that while last year voters approved a bylaws change to allow for electronic voting, we weren't able to set that up this year.
  - c. Patrick thanked Arthur Kaplan and Hal Simon, who are stepping down from the Board, for their Board service. He also thanked the entire board for their work throughout the year on the assessment, opening the Entertainium, and other projects.
2. Update From the 2022-2023 Board on Capital Project Accounting. Patrick noted that the Board had sent out an [update on the Revised Capital Assessment](#) this week.
  3. Election for the EGPOA Board of Directors - Member Vote.
    - a. Dan Brumbaugh, Alex Rey, Beverly Fernandez, and Lesli Askew-Halprin were elected to three year terms.
  4. Proposal to Amend the Bylaws to Create a Standing Bylaws Committee - Member Vote.
    - a. The proposed amendment passed with 103  $\frac{1}{4}$  in favor and 32  $\frac{3}{4}$  against.
  5. Reorganizational Meeting.
    - a. Chris nominated Patrick for president; Tom seconded; motion passed.
    - b. Patrick nominated Dan for treasurer; Lesli seconded; motion passed.
    - c. Patrick nominated Chris for secretary; Zach seconded; motion passed.
    - d. Tom nominated Earl for vice president; Patrick seconded; motion passed.
    - e. Patrick nominated Ilana as co-vice president; Zach seconded; motion passed. Ilana was designated as the presiding vice president in Patrick's absence.
    - f. Earl motioned to retain Wayne Bank as EGPOA's bank. Earl motioned; Dan seconded; motion passed.
    - g. Chris motioned to keep existing check signers (Patrick, Earl, Dan, Chris, and Alex) and add Ilana; Patrick seconded; motion passed.
    - h. Patrick motioned to retain Marvin Newburg as EGPOA's attorney; Dan seconded; motion passed.
    - i. Patrick motioned to retain Marvin Newburg and ML Zager to handle collections and foreclosures for EGPOA; Zach seconded; motion passed.
    - j. Chris motioned for Michael to be the official depositor to Wayne Bank; Patrick seconded; motion passed.
    - k. Dan motioned to retain RBT as EGPOA's accountants; Patrick seconded; motion passed with Joel opposed and Lesli recused. Joel asked to receive report on fund balances (on a cash basis) for 2023 and going forward as part of the Board packet.
  6. Executive Session. Chris motioned to move into executive session; Dan seconded; motion passed.