



**Emerald Green Property Owners Association**  
**2023 Second Annual Meeting and Monthly Meeting of the Board of Directors**  
**EGPOA Entertainium and ZOOM**  
**Nov 19, 2023 - 9:00 AM**  
[\(Please click the link to view a full recording of this meeting\)](#)

Name	Present
Patrick Kennell	✓ (in person)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (in person)
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (Zoom)
Lesli Askew-Halprin	✓ (in person)
Joel Cohn	✓ (in person)
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	✓ (Zoom)

STAFF: Michael Hoyt and Brittany Cunningham

COUNSEL: Marvin Newberg

WATER CO.: Alan Schantz

1. CALL TO ORDER: Second Annual Meeting / Final Budget Q&A for Community
  - a. Appointment of Article V, Section 6 inspectors/ballot counters (2:58)
    - i. Alan Schantz, Kris Douglas, Yocasty Diaz
  - b. Approval of minutes of 10/15/2023 regular monthly meeting and 10/24/2024 special meeting. (4:20)

- i. Dan motioned to amend the 10/15 and 10/24 minutes to add roll call votes for every motion voted upon; Lesli seconded. Yes: Dan, Lesli. No: Patrick, Ilana, Earl, Chris, Joel, Beverly, Zach. Alex abstained. The motion failed. [\(4:35\)](#)
- ii. Dan motioned to the language of item 2b of the 10-24 minutes to “Dan brought a motion to use the \$34,000 from the Transfer and Construction fund to pay toward the principal balance of the \$3 million construction debt in accordance with our 2022 special assessment that the homeowners voted in”; Earl seconded. Yes: Dan, Lesli. No: Patrick, Ilana, Earl, Chris, Joel, Beverly. Abstain: Tom, Alex, Zach. The motion failed. [\(11:29\)](#)
- iii. Earl motioned to approve the 10-15 and 10-24 minutes; Joel seconded. Motion passed by voice vote. [\(18:37\)](#)

## 2. MANAGEMENT REPORT/MAINTENANCE UPDATES

- a. Capital Projects Punch List - Update [\(18:53\)](#)
  - i. Entertainium/Clubhouse Gates (Old Sackett and Bristol) and Cameras. The gates will be up and running next week. Members will need ID cards for access. Back gate on Bristol will become a service entrance only - members can exit using that gate but not enter.
  - ii. Security/Gates at Pool and Beach
  - iii. Boat storage area. Temporary Locked (per community email) pending long-term planning. Accessible via the office and after hours until 10pm and 2-10pm on the weekend via security. Patrick said that anyone putting anything in the storage area does so at their own risk; EGPOA does accept any liability or responsibility for anything stored in that area.
  - iv. Board walkabout of Entertainium after meeting to review project punch list.
- b. Town hall question re: Entertainium shower. [\(33:39\)](#)
- c. Any Other Management + Maintenance Items – Update \$13k Collection Check Received – Update [\(36:03\)](#)
- d. Smith Machine. Dan asked Michael to reach out to Advantage to get a new quote on a Smith machine. [\(37:09\)](#)

## 3. Budget vote

- a. The 2024 proposed operating budget passed with 121 <sup>3</sup>/<sub>4</sub> votes in favor and 99 opposed. [\(1:00:32\)](#)

## 4. FINANCIAL REVIEW

- a. Review of October 2023 Financial Report – Treasurer Update. [\(1:01:10\)](#)
  - i. Chris motioned to approve the financials, Patrick seconded. Motion passed by voice vote. [\(1:21:09\)](#)

## 5. COMMITTEES [\(1:21:30\)](#)

- a. Lakes (J. Cohn / T. Gans, Co-Chair) – Report
  - i. CSLAP Application Submission

- b. Bylaws (P. Kennell, Chair)
  - c. Oversight (E. Silas, Chair)
  - d. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chair) -
    - i. Meeting Scheduled for 11/29/23 at 7PM by Zoom
  - e. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chair) - Report
  - f. Helping Hands (J. Cohn, Chair) - Report EGPOA Board
6. WATER COMPANY ([1:49:02](#))
- a. General Update - Water Company Representative
  - b. EGPOA + EGLLM Joint Board Workshop (Set Date/Time)
7. NEXT MEETING: Regular Meeting: 12/17/2023 (EGPOA Board Room and Zoom)
8. EXECUTIVE SESSION
9. ADJOURNED