



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
Dec. 17, 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	✓ (Zoom)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Joel Cohn	✓ (in person)
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	✓ (in person)

STAFF: Michael Hoyt and Brittany Cunningham
WATER CO.: Alan Schantz and Kris Douglas

1. CALL TO ORDER
 - a. Patrick called the meeting to order.

- b. Approval of Minutes of 11/19/2023 Second Annual + Regular Meeting – Board Vote. Earl motioned, Zach seconded, motion passed by voice vote.
2. ELECTRONIC VOTING ([2:17](#))
- a. Proposal by Vote HOA Now to Conduct / Host Online Voting Platform – Discussion + Board Vote.
 - b. Paper ballots will still be available on request.
 - c. Chris motioned to adopt, Joel seconded, motion passed by voice vote. ([16:21](#))
3. MANAGEMENT REPORT
- a. Capital Projects Punch List Update ([17:09](#))
 - i. Entertainium/Clubhouse Grounds Gates and Cameras. Some difficulties with the gates themselves. Cameras are up and running.
 - ii. Entertainium pole wrapping ([21:46](#)) Management will follow up and purchase wrapping.
 - b. Smith Machine ([25:26](#))
 - i. Dan motioned to purchase (from T&C) based on Advantage quote, Tom seconded, motion passed by voice vote.
 - c. 57 Lake Shore Dr. West variance. ([31:16](#))
 - i. Earl motioned, Chris seconded, motion passed by voice vote.
4. FINANCIAL REVIEW
- a. 2024 Member Dues Payment Plan. ([33:26](#)) Annual dues are due by Jan. 31. Management recommended that members on monthly or quarterly payment plans will pay 1.5% interest: \$12 monthly service fee for a total monthly payment of \$155/month, OR \$10 quarterly service fee for a total quarterly payment of \$438/quarter.
 - i. Chris motioned, Patrick seconded. Patrick, Earl, Ilana, Tom, Chris, Lesli, Joel, Beverly, Alex, Zach voted yes. Dan voted no. Motion passed.
 - b. Allocation of approximately \$19,000 From collection agent ([41:30](#))
 - i. Michael recommended allocating money to the Legal Fund.
 - ii. Chris motioned to table, Joel seconded. Patrick, Ilana, Earl, Tom, Chris, Joel, Beverly, Alex, Zach voted yes. Dan and Lesli abstained. Motion passed.
 - c. Review of October 2023 Financial Report – Treasurer Update ([45:55](#))
 - i. Chris motioned, Patrick seconded, motion passed by voice vote.
5. WATER COMPANY ([46:57](#))
6. COMMITTEE REPORTS ([50:33](#))
- a. Lakes (J. Cohn / T. Gans, Co-Chair) – Report
 - b. Helping Hands (J. Cohn, Chair) – Report

- c. Bylaws (P. Kennell, Chair) – Report
 - d. Oversight (E. Silas, Chair) – Report
 - e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chair) – Report
 - i. Board vote to add Kallie Tedaldi, Michael Gutnick, Rich Brown, and Dan Woodruff to the committee.
 - 1. Chris motioned, Joel seconded, motion passed by voice vote.
 - f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chair) – Report
7. APPROVE 2022 AUDITED FINANCIALS. Approved by email vote following the meeting. Patrick, Earl, Ilana, Dan, Chris, Lesli, Alex, Beverly voted yes. ([57:16](#))
8. NEXT MEETING. Regular Meeting: 01/21/2024 (EGPOA Board Room and Zoom)
9. COMMUNITY QUESTIONS
10. EXECUTIVE SESSION
11. ADJOURN