



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
Jan 21, 2024 - 9:00 am**

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

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

STAFF: Michael Hoyt and Brittany Cunningham

COUNSEL: Marvin Newberg

WATER CO.: Alan Schantz

1. CALL TO ORDER

- a. Approval of 12/17 Minutes. Earl motioned, Ilana seconded, motion passed by voice vote. (1:24)

2. MANAGEMENT REPORT (1:43)

- a. Capital Projects Punch List Update
 - i. Smith Machine. Original target delivery date was 1/10. Michael emailed this past week, and will follow up once he has an updated delivery date. Advantage also will take a look at service needs on existing equipment when they deliver the Smith machine.
 - ii. Walkabout. Tree removed and walkway installed at dog park. Continuing issues with the gate, caused in part by Honeywell software upgrade. Changed fail-safe so that if power goes out the gate will stay up. Replacing and moving the swipe to the right hand side of the callbox.
- b. 90 N. Emerald Listing Contract Update
 - i. Board voted by email earlier this month to list property with Keller Williams at \$525,000 with a commission rate of 4%. Chris motioned to confirm vote, Joel seconded. Patrick, Ilana, Earl, Dan, Chris, Tom, Joel, Beverly, Lesli, and Alex voted yes. Motion passed.
- c. Insurance. The Board voted in December to replace EGPOA's insurance broker. Michael and Patrick are working to onboard the new broker Onboarding and Renewal, and the renewal process also has started.

3. RULES & REGULATIONS (12:03)

- a. Entertainium Minimum Age Requirement. Dan proposed lowering the minimum age for using the Entertainium (not including the fitness center) to 13. The Board and management agreed to follow up with insurance and security, and put it on the agenda for the February meeting.
- b. Proposed Pool Facility Rules/Waiver & Release AND proposed Boat and Dock Policy/Waiver & Release.
 - i. Purpose of revisions is to extend waiver and release agreements to all facilities as EGPOA move towards insurance renewal.
 - ii. Boat/dock policy was approved by Lakes Committee and will require liability insurance for electric boats, removes "no pontoon" rule, and amends fee structure. Michael noted that the LLM Association will have to follow our boating rules.
 - iii. Chris motioned to approve the Boat and Dock policy, Ilana seconded.
 - iv. Dan motioned to table, Earl seconded. Yes: Dan, Lesli, Alex, Tom. No: Patrick, Ilana, Chris, Joel, Beverly. Earl abstained. Motion failed.
 - v. Joel motioned to amend the insurance requirement from all electric motor boats to pontoons, Dan seconded. Yes: Dan, Lesli, Joel, Tom.

No: Patrick, Ilana, Chris, Beverly. Abstain: Earl and Alex. Motion failed.

- vi. Dan motioned to amend language in the boat and dock policy from “use and misuse” to “abuse”, Lesli seconded. No: Patrick, Ilana, Earl, Chris, Beverly, Joel. Yes: Dan, Lesli, Tom, Alex. Motion failed.
- vii. Beverly motioned to amend the motion to vote on the Boat/Dock and Pool policies together, Joel seconded. Motion passed by voice vote with Dan voting no.
- viii. Primary motion to approve Boat/Dock and Pool policies. Yes: Patrick, Ilana, Earl, Chris, Beverly, Joel, Tom, Alex, Lesli. No: Dan. Motion passed. ([58:41](#))

4. FINANCIAL REVIEW ([59:41](#))

- a. Dan reviewed the December financials and noted EGPOA was over budget YTD.
- b. The golf course was paid off and is generating some income from remaining member payments on payment plans.
- c. Chris requested Dan to update the Board on the project/assessment budget.
- d. Chris motion to approve, Earl second, motion passed by voice vote.

5. WATER COMPANY ([1:06:00](#))

- a. Rate case still in process.
- b. Princeton Hydro report received and sent to Lakes Committee. Next step is to continue to test lake through October and come up with a lake management plan. Princeton Hydro may be able to help with grant writing.

6. COMMITTEE REPORTS ([1:10:18](#))

- a. Lakes (J. Cohn / T. Gans, Co-Chair) – Report
- b. Helping Hands (J. Cohn, Chair) – Report
- c. Bylaws (P. Kennell, Chair) – No meeting.
- d. Oversight (E. Silas, Chair) – Next meeting Tues. 1/23
- e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chair) – Next meeting Wed. 1/24 at 7pm.
- f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chair) – No meeting.

7. NEXT MEETING. Scheduled meeting will move from 2/18 to 2/25.

8. COMMUNITY COMMENT

9. EXECUTIVE SESSION

10. ADJOURN

