



**Emerald Green Property Owners Association  
Monthly Meeting of the Board of Directors  
EGPOA Entertainmentium and ZOOM  
Feb. 25, 2024 - 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)  |
| Ilana Kaufman       | ✓ (in person)  |
| Earl Silas          | ✓ (Zoom)       |
| Dan Brumbaugh       | ✓ (in person)  |
| 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)  |

**1. CALL TO ORDER**

- a. Approval of 1/24 Minutes. Ilana motioned, Dan seconded, motion passed by voice vote.

**2. MANAGEMENT REPORT**

- a. **Management Report.**

- i. Management is still sorting out technical issues with the swing gate, which is currently working.
  - ii. Also working with the Water Co. on the rate case.
- b. **Insurance Update.** Patrick reported that brokers are estimating EGPOA is facing a ~40% increase in rates, with the biggest spikes in general liability insurance and D&O insurance.

### 3. RULES & REGULATIONS

- a. **Entertainment Minimum Age Requirement.** Dan motioned to lower the minimum age requirement to 13 for the Entertainmentium and outdoor courts, excluding the pool and fitness center, Patrick seconded. Guests would be permitted. Yes: Patrick, Earl, Dan, Zach, Joel, Alex, Lesli, Tom. No: Ilana, Chris, Beverly. Motion passed.

### 4. FINANCIAL REVIEW

- a. **Review of Jan. 2024 Financials.** Lesli motioned, Dan seconded. Motion passed by voice vote.

### 5. WATER COMPANY

- a. Rate case continues to progress.

### 6. COMMITTEE REPORTS

- a. Lakes (J. Cohn / T. Gans, Co-Chair). No meeting.
- b. Helping Hands (J. Cohn, Chair). No meeting.
- c. Bylaws (P. Kennell, Chair). No meeting.
- d. Oversight (E. Silas, Chair). No meeting.
- e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chair)
  - i. Committee voted to approve Transfer Fee revision; sent it to Bylaws to develop language for amendment.
  - ii. Golf Course. Low maintenance, low capital cost. Landscape architect. Sweat equity.
  - iii. Golf course will be a nature preserve. Master plan for adaptive reuse of that property with a focus on environmental conservation, outdoor recreation, low capital and maintenance costs.
  - iv. Patrick motioned to approve the adaptive reuse of golf course property as a greenway/nature preserve project. Joel seconded. Yes: Patrick, Ilana, Earl, Chris, Zach, Joel, Alex, Beverly. No: Dan. Lesli abstained. Motion passed.
- f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chair).

### 7. NEXT MEETING. March 17. 9am. St. Patrick's Day.

### 8. COMMUNITY COMMENT

**9. EXECUTIVE SESSION.**

**10. ADJOURN**