



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

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

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

Staff: Michael Hoyt and Brittany Cunningham  
LLM Water Company: Alan Schantz and Kris Douglas

## 1. CALL TO ORDER

- a. Ilana called the meeting to order as the presiding officer.
- b. Approval of minutes of 3/17/2024 regular Board meeting. Chris motioned, Alex seconded. Passed by voice vote.

## 2. MANAGEMENT REPORT (2:00)

### a. Management Report (Michael)

- i. Gates are still being worked on. Looking at changing out the magnet locks, which are finicky.
- ii. Boat launch gate is functioning. Brittany is working on signage.
- iii. Docks will go in during the last week in April.
- iv. **Security Camera Access Policy.** Added a couple of more cameras to improve coverage of the beach and dock. Management reminds residents to directly reach out to management with problems they see, such as trespassing; management does not monitor social media channels. Chris asked to look into cameras at entry points for the Greenway (formerly the Golf Course).
- v. **Cardio Equipment Proposal (expiring lease) Update.** One of two fitness center leases (for 7 pieces, originally in Pool House) was set to expire this month. The Board voted to renew the lease over email due to time constraints on the expiring lease. The new lease is 60 months at \$588 per month plus tax, and will replace 7 cardio machines with new equipment. The old lease was billed to the assessment budget in 2023 and 2024. The Board voted to pay for the new lease out of T&C for the rest of 2024 and move the lease back to the operating budget in 2025. Discussion followed.
- vi. **Pool Hot Dog Cart Vendor Review.** Chris motioned, Joel seconded. Management confirmed support. Motion passed by voice vote.

## 3. FINANCIAL REVIEW (17:17)

- a. **Update on 2023 Audit.**
- b. **Review of March 2024 financials.** Chirs motioned, Lesli seconded. Motion passed by voice vote.

## 4. WATER COMPANY (Alan) (18:16)

- a. Rate case is proceeding.
- b. Water company will be flushing hydrants beginning tomorrow (4/22). Simply let any brown water in faucets run.

## 5. COMMITTEE REPORTS (19:12)

- a. Lakes (J. Cohn / T. Gans, Co-Chairs).
  - i. CSLAP in May. Five different lake communities will join.
  - ii. Michael: There is a stump floating in LLM. Michael said he would coordinate with Lakes to deal with it.
  - iii. Posted catch and release signs.
  - iv. Communication about docks.
- b. Pool (J. Cohn / Zach Siegel, Co-Chairs).
  - i. Joel moved to add Alan and Mark Becker to the committee. Alex seconded. Motion passed by voice vote.
  - ii. Moved consideration of additional pool chairs to the Board workshop.
- c. Bylaws (P. Kennell, Chair). No meeting.
- d. Oversight (E. Silas, Chair). Meeting was held on 4/16. Will report separately.
- e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chairs). No meeting.
- f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chairs).
  - i. Calendar in progress and will be sent to members by early May.
  - ii. Will do beachside s'mores again on the Sunday of Memorial Day 5/16 weekend.
  - iii. Thank you to participants in the Community Clean-Up on 4/14.
  - iv. Book club email will go out this week.

6. **NEXT MEETING. Sunday, May 19, 2024, 9:00 am.**

7. **COMMUNITY COMMENT**

8. **EXECUTIVE SESSION.** Chris motioned, Joel seconded. Motion passed by voice vote.

9. **ADJOURN**