



**Emerald Green Property Owners Association**  
**Special Meeting of Members and Monthly Meeting of the Board of Directors**  
**EGPOA Entertainmentium and ZOOM**  
**June 23, 2024 - 9:00 am**  
**[\(Please click the link to view a full recording of this meeting\)](#)**

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

Staff: Michael Hoyt and Brittany Cunningham  
LLM Water Company: Alan Schantz and Bob Ernst  
Counsel: Marvin Newberg

## 1. SPECIAL MEETING

- a. Patrick called the special meeting to order.
- b. Special Meeting - Electronic Voting Test Vote (Greenway Logo)
  - i. Appointment of Article V, Inspectors / Vote Counters
    1. Alan Schantz, Bob Ernst, and Rich Brown were designated by Marvin as inspectors.
  - ii. Voting Results: Sketch 1: 189.75, Sketch 2: 70.25.

## 2. CALL TO ORDER

- a. Ilana called the regular meeting to order.
- b. Approval of Minutes. Dan motioned, Patrick seconded. Motion passed by voice vote.

## 3. MANAGEMENT REPORT/MAINTENANCE (Michael)

- a. Gates. Dam gate is now functioning. Beach gate broke last week but has been fixed.
- b. New basketball hoops at the Entertainium were installed this week.
- c. Children's playground at the pool. Railroad ties being replaced with leftover stone from the project.
- d. Pool
  - i. Staff meeting this week to train pool attendants. Staffing has been uneven because of the early opening. Attendant duties include checking people in and rule enforcement. Attendants are not lifeguards. There are "growing pains" regarding rules that need to be addressed: e.g. lap swimmers and lap lanes.
  - ii. Michael reminded members to be polite to staff and to call the office if there is an issue that needs resolution. Michael also asked members to leave promptly when the pool closes.
  - iii. Michael said the pool was short-staffed on Juneteenth on Wednesday, and will fix that next year.
  - iv. Security on duty 5 days a week at 2-10pm at Entertainium and Pool.
  - v. Training is also scheduled with all staff for the AEDs.
- e. Treasure Lake Townhomes Proposed Project (Patrick). A 60-townhome project is in the early stages of planning board review. The Board is monitoring the project and will encourage members to engage, attend planning board meetings, and give feedback to planning officials.
- f. Greenway / Golf Course ATV Enforcement (Patrick). In response to ATV issues on the Greenway, Michael has requested that the Sullivan County Sheriff's Office ATV patrol will dedicate an officer to that property. Details on patrolling/enforcement TBD. Michael also is looking at cameras. Michael did not think that boulders or other barriers at the access points would prevent ATVs from entering the area. Michael and Patrick encouraged members who see an issue on the Greenway to call 911 (and to follow up with the office).

- g. Treasure Lake Water Level Update. Michael said the lake level is coming up slowly with rain.
- 4. **FINANCIAL REVIEW (Dan)**
  - a. May 2024 Financials (Dan). Income was \$12k above expected (helped by late fees and dock rentals). Payroll was flat to budget YTD. Pool expenses are higher during the season. YTD \$12k under budget.
    - i. Assessment due on June 30. Card access will be cut off for amenities on July 1.
    - ii. Chris motioned to approve, Alex seconded, motion approved by voice vote.
- 5. **WATER COMPANY (Alan)**
  - a. Rate case continuing.
  - b. Water Co. has received financials and will be circulated to the EGPOA Board shortly.
- 6. **COMMITTEE REPORTS**
  - a. Lakes
    - i. Volunteers did the second round of CSLAP testing on LLM and Treasure Lake.
    - ii. The Committee did fish stocking in July aimed at growing the bass population in LLM.
    - iii. The committee expressed concerns about the low water level at Treasure as well as weeds and algae on Davies Lake.
  - b. Pool (Joel).
    - i. Discussion of rule enforcement at the pool.
  - c. Bylaws (Patrick). No meeting.
  - d. Oversight (Earl).
    - i. Members raised concerns about the Treasure Lake townhome development.
  - e. Strategic Planning (Patrick and Chris). No meeting
  - f. Events and Welcoming (Ilana and Chris).
    - i. Upcoming events: flying fishing class, fireworks and band on 7/7, Trivia, Emerald Olympics.
- 7. **NEXT MEETING**
  - a. 7/21/2024 at 9:00 AM (EGPOA Board Room and Zoom)
- 8. **COMMUNITY COMMENT**
- 9. **EXECUTIVE SESSION.** Ilana motioned, Joel seconded, motion passed by voice vote.
- 10. **ADJOURN**