



Emerald Green Property Owners Association
Special Meeting of Members and Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
July 21, 2024 - 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	✓ (in person)
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	✓ (in person)

Staff: Michael Hoyt and Brittany Cunningham

1. CALL TO ORDER

- a. Patrick called the regular meeting to order.
- b. Approval of 6/23/24 Minutes. Earl motioned, Joel seconded, motion passed by voice vote.

2. MANAGEMENT REPORT/MAINTENANCE (Michael) (3:25)

- a. Michael reported that the playground retaining wall was finished. Michael suggested that the Board also consider new playground equipment for older age children. There is room to install new equipment.
- b. Michael noted several pool maintenance issues related to foreign objects in the pool. Staff addressed the incidents.
- c. In response to member questions, Michael reviewed why the gate between the pool and beach remains closed. He said there is a lack of staff/security at that entrance point. He also noted concerns about beachgoers tracking sand into the pool, which already is a maintenance issue.
- d. Lap Lane. Management will institute new "lap times" where swimmers will have exclusive use of the lap lanes, from 10 - 12 pm and 6 - 8 pm daily, with the exception of Sundays and Wednesdays during water aerobics classes. Beverly suggested the attendants place cones when the lanes are in use.
- e. Fencing and security cameras on the Greenway. Chris proposed authorizing Michael to use \$25,000 from the Golf Course assessment to install fencing and security cameras on the Greenway (old golf course). The Board previously authorized this work in 2022 - the \$25,000 reflected an updated quote from Ketcham and a quote for field cameras from Vosker. Discussion included suggestions that Michael add bear-proof trash cans at the trail entrances. Chris motioned, Joel seconded, motion approved by voice vote.
- f. Brittany said Advantage will deliver new cardio equipment at the Fitness Center and Pool on Friday. The Fitness Center may be out of service for several hours while installation takes place. Brittany will send out a community update beforehand.
- g. Michael said shade triangles were installed at the pickleball courts.
- h. Michael said staff will begin completing landscaping at the Entertainium in house.
- i. Michael said staff had mowed the Greenway.
- j. The containers in front of the Entertainium have been removed.

3. FINANCIAL REVIEW (Dan)(26:28)

- a. Dan summarized the monthly financial report.
- b. 120 Lake Shore Dr. E. Michael reported that EGPOA received approximately \$120,000 in this matter. 120 Lake Shore Dr. East was a foreclosure property, but instead of an actual foreclosure there was a deed-in-lieu-of-foreclosure, so monies owed to EGPOA became the bank's responsibility. A prospective buyer offered a settlement, which the Board approved. But the bank ended up simply paying the full amount.
- c. Joel motioned that the monies from 90 N. Emerald and 120 Lake Shore Dr. E. be put into a separate account at Wayne Bank. Chris seconded. Discussion followed. Motion passed with 9 votes in favor (Patrick, Ilana,

Dan, Chris, Lesli, Alex, Joel, Zach, Tom), 1 no (Beverly), and 1 abstention (Earl).

- d. Dan motioned to approve the financials subject to clarification on one \$18k line item, Joel seconded, motion passed by voice vote.

4. WATER COMPANY (45:39)

- a. No update.
- b. Patrick said the rate case continues.
- c. Michael said the Water Co. will pay the rent past due.

5. COMMITTEE REPORTS (47:28)

- a. Lakes (Joel).
 - i. CSLAP testing at Treasure and LLM. Will be testing monthly until September and will get results in the fall.
 - ii. Released fish in Treasure and LLM.
 - iii. Expressed continued concerns about water levels at Treasure and algae on Davies.
- b. Pool (Joel). No meeting.
 - i. Joel noted the upgrades at the pool such as the attendant chair.
- c. Bylaws (Patrick). No meeting.
 - i. Patrick said in the fall they would look to take up several issues, including paper lots and lots in tax arrears.
- d. Oversight (Earl). No meeting.
- e. Strategic Planning (Patrick and Chris).
 - i. Discussed securing Greenway (see vote above) and next steps to make the property usable with trail marking and maintenance.
 - ii. Patrick said that while we did an initial consultation with the landscape architect, for now we will move forward on our own with volunteer work. Chris will create a calendar to do the work.
 - iii. Patrick noted the continued need to update the building code, which hasn't been updated since 2006. Michael, Joel, and Patrick will sit down with Thompson building officials. Aiming to update as needed.
- f. Events and Welcoming (Ilana and Chris).

6. NEXT MEETING

- a. Annual Meeting: 8/18/2024 at 9:00 AM (EGPOA Board Room and Zoom)
- b. Patrick noted that there are three open seats on the Board, and that members interested in running for a Board seat should submit resumes to the office by July 31.

7. COMMUNITY COMMENT

- 8. EXECUTIVE SESSION.** Dan motioned to move into executive session, Joel seconded. Motion passed by voice vote.

9. ADJOURN