



**Emerald Green Property Owners Association**  
**Special Meeting of Members and Monthly Meeting of the Board of Directors**  
**EGPOA Entertainmentium and ZOOM**  
**August 18, 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	Absent
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  
Counsel: Marvin Newberg

## 1. ANNUAL MEETING AND DIRECTOR ELECTION

- a. Annual Meeting of Members and Director Election
  - i. Appointment of Article V, Section 6 Inspectors/Vote Counter
    1. Bob Ernst, Eileen Ernst, Peter Nastasi
  - ii. Joel Cohn (201.5 votes), Ilana Kaufman (205.5), and Chris Loomis (211.5) were reelected to three year terms on the board.
  - iii. 237.75 total votes were cast, including 235.75 electronically.
- b. 2023 Financial Statement - Update on Audit (Dan). Dan received the audit from the accountant. He expects to send it to the Board this week and vote to approve at the September monthly meeting.

## 2. REORGANIZATIONAL MEETING

- a. Selection of Officers
  - i. Chris nominated Patrick for president, Joel seconded, approved by voice vote.
  - ii. Chris nominated Ilana for executive vice president, Joel seconded, approved by voice vote.
  - iii. Patrick nominated Earl for vice president, Chris seconded, approved by voice vote.
  - iv. Ilana nominated Joel for treasurer, Chris seconded. Patrick, Ilana, Earl, Chris, Joel, Beverly, and Zach voted yes. Dan, Lesli, and Alex voted no. Motion passed.
  - v. Lesli nominated Dan for treasurer. Motion mooted by preceding vote.
  - vi. Joel nominated Chris for secretary, Ilana seconded. Motion passed by voice vote with Lesli recused.
- b. Schedule for Regular Meetings 2024-2025: 3rd Sunday of each month and hold first Tuesday for a board workshop. Passed by voice vote at Patrick's request.
- c. Designation of Check Signers
  - i. Chris motioned to keep existing check signers and add Joel Cohn, Lesli seconded, motion passed by voice vote.
- d. Setting of Transfer Fee Amounts
  - i. Per bylaws, Chris motioned to increase the transfer fee 2.9% rounded up to the next dollar, Joel seconded, motion passed by voice vote. This set the transfer fee at \$1761 for homes, \$588 for buildable lots, and \$60 for undeveloped (paper) lots.
- e. Committees for 2024-2025
  - i. Chris motioned to keep existing committees and add a Board-only Operating Budget Committee, Ilana seconded, motion passed by voice vote.
  - ii. Sign ups will be sent to the community.
- f. Chris motioned to continue with Marvin Newberg as EGPOA counsel, Lesli seconded, passed by voice vote.

- g. Chris motioned to make Michael Hoyt and Brittany Cunningham EGPOA's depositors, Patrick seconded, motion passed by voice vote.

### **3. REGULAR MEETING - CALL TO ORDER**

- a. Patrick called the meeting to order.
- b. Approval of 7/21/2024 meeting minutes. Joel motioned, Zach seconded, motion passed by voice vote.

### **4. MANAGEMENT REPORT/MAINTENANCE (Michael)**

- a. Michael reported that staff has been working on landscaping at the Entertainium and the Pool.
- b. Michael said there was a lack of shade at the pickleball courts. A community member stepped in and found a workable solution.
- c. Michael discussed the pool incident in July. He said the staff responded well. First responders were great and the child appears to be OK. He said he may have to increase weekend staffing levels.
  - i. Beverly recommended BLS training for staff prior to next season.
  - ii. Brittany said staff are trained on AEDs.
- d. Pool Closing Report. Michael will work with Patrick to set a closing date.
- e. Joel asked to keep one lap lane in place.
- f. Brittany said the field cameras approved by the Board were installed on the Greenway. Staff has responded by calling the sheriff on trespassers and speaking to members using ATVs on the Greenway.

### **5. RULES AND REGULATIONS**

- a. Addition of Paper Lot Safety Surcharge. Patrick proposed a \$10,000 surcharge on undeveloped lots for members electing to use EGPOA facilities. Patrick explained that paper lots are undevelopable because of no road/water/sewer and are generally cheap. He said people are buying lots and then joining as a full member to get access to amenities. He said the problem is that this will add stress to amenity capacity. Current lot owners would be grandfathered under his proposal; the proposal applies to future purchases. Monies collected will be directed toward the T&C to fund future capital projects. The purpose is maintaining safety with current amenities and defraying costs of expanding amenities. Patrick pointed to the board's rulemaking authority under the bylaws but noted the community can also pursue a bylaw change.
  - i. Michael said it will affect all amenities: Entertainium, lake, and pool.
  - ii. Dan asked how many paper lots have done this. Michael said 4 this year with 2-3 in process. There are about 397 total lots.
  - iii. Joel motioned for a \$15k surcharge, Chris seconded. Patrick, Ilana, Joel, Chris, Beverly, Alex, and Zach voted yes. Lesli and Dan voted no. Earl abstained. The motion passed.

- iv. Joel motioned to apply to surcharge to current paper lot owners, removing the grandfather clause in Patrick's proposal, Ilana seconded. Joel voted yes. Patrick, Early, Chris, Lesli, Dan, Beverly, Alex, and Zach voted no. Ilana abstained. Motion failed. Patrick said Bylaws would look into it.

**6. FINANCIAL REVIEW (Dan).**

- a. Chris motioned to approve the monthly financials, Ilana seconded, motion approved by voice vote. Lesli abstained.

**7. NEXT MEETING**

- a. Next Regular Meeting: Sunday, 9/15/24 at 9:00am.

**8. COMMUNITY COMMENT**

**9. EXECUTIVE SESSION**

**10. ADJOURN**