



**Emerald Green Property Owners Association  
Monthly Meeting of the Board of Directors  
EGPOA Entertainmentium and ZOOM  
Dec. 15, 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	✓ (in person)
Dan Brumbaugh	✓ (in person)
Tom Ganz	Absent
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Joel Cohn	✓ (in person)
Beverly Fernandez	Absent
Alex Rey	✓ (in person)
Zach Siegel	✓ (Zoom)

Staff: Michael Hoyt  
Counsel: Marvin Newberg  
Water Co.: Alan Schantz

## 1. CALL TO ORDER

- a. Approval of the 11/17/2024 Second Annual and Regular Meeting Minutes. Joel motioned, Patrick seconded, motion passed by voice vote.

## 2. COMMUNITY COMMENT

## 3. MANAGEMENT REPORT

- a. **2025 Payment Plans:** \$158 monthly, \$447 quarterly, \$113 quarterly for lots. Joel motioned, Ilana seconded, motion passed by voice vote.
- b. **Certified Pool Operator Class.** Joel motioned to approve a \$350 CPO class for an employee, Dan seconded, motion passed by voice vote.
- c. **Postage Machine Lease Renewal.** Joel motioned to renew a 36-month lease at \$34.95 per month. Earl seconded, motion by voice vote.
- d. **Entertainium Courts.** There was a discussion of repainting or patching the courts or reconsidering longer term options: either epoxy or the plastic floor base. Michael said the POA could expect to repaint every few years. Michael said patching could happen during the winter but full repainting would have to wait until the spring. No action taken.

## 4. BOARD / CORPORATE GOVERNANCE

- a. **Beneficial Ownership Information (Patrick).** The Corporate Transparency Act introduced potential new reporting requirements for HOAs. The filing would include personal information (DL or passport) from Board members. No action at this point.
- b. **Proposed Corporate Governance Policies (Patrick):** conflict of interest, director conduct, director indemnification, email and document retention, social media, whistleblower.
  - i. Dan asked about Board member responsibilities for document retention. Patrick suggested a training session for directors.
  - ii. Ilana motioned to accept all documents with the amendment that all documents be retained for no less than 5 years, Chris seconded. The motion passed with 5 in favor and four abstentions. Patrick, Ilana, Joel, Chris, and Dan voted yes. All others abstained.

## 5. FINANCIAL REVIEW (Joel)

- a. Nov. 2024 Financials. Joel motioned, Earl seconded, motion passed by voice vote.
- b. Joel motioned to segregate Operating and Non-Operating Accounts. All non-operating funds such as the T&C and reserves (everything except dues and assessment income) would be segregated into a separate bank account. This would leave approximately \$138,000 in operating and \$714,000 in the non-operating account.
  - i. Dan asked about the potential interest loss.
  - ii. Patrick asked about FDIC protections.

- iii. Joel motioned, Patrick seconded. The motion passed unanimously by roll call vote.
- c. Recent Capital / Construction Projects Accounting (Joel).
- d. Insurance Renewal (Patrick and Joel). Brokers think the market is stabilizing. Working now on cleaning up open claim files: one that is settled and one active.

## **6. WATER COMPANY REPORT**

- a. Rate case expected to be completed in January.
- b. Michael and Anthony met with Dept. Of Health and engineers regarding the tank. Started some internal plant updates. Waiting on rate case.

## **7. COMMITTEES**

- a. Lakes (Joel and Tom - co-chairs). No meeting.
  - i. LLM Association paid to offset fish stocking.
  - ii. Joel discussed exploring licensed docks.
- b. Pool (Joel and Zach - co-chairs). No meeting.
- c. Bylaws (Patrick - chair). No meeting.
- d. Oversight (Earl - chair). Meeting but no critical
- e. Strategic Planning (Patrick and Chris - co-chairs). No meeting.
- f. Events (Ilana and Chris - co-chairs).
  - i. Winter Warm-Up. 50 people doing a gingerbread house making contest.

## **8. NEXT MEETING: Jan. 12, 2024.**

## **9. EXECUTIVE SESSION.** Chris motioned, Earl seconded, motion passed by voice vote.

## **10. ADJOURN.**