



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
Jan 12, 2025 - 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	Absent
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (in person)
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

1. CALL TO ORDER

- a. Approval of the 12/15/2024 Minutes. Joel motioned, Ilana seconded, motion passed by voice vote.

2. COMMUNITY COMMENT

3. MANAGEMENT REPORT

- a. Michael said that management had reviewed Accounts Receivable for non-payment and liens will be filed soon. Patrick noted that the Board's budget committee will meet soon with management and counsel to discuss accounts in arrears and recommend next steps on accounts with the largest balances.
- b. Maintenance will repaint bathrooms and touch-up other buildings.
- c. **SECTR1 Non-renewal/Security Update.** The Board chose not to renew EGPOA's contract. It is working with management to develop an in-house solution that maintains the same level of service.

4. FINANCIAL REVIEW (Joel)

- a. Dec. 2024 Financials. Will be approved by email later.
- b. Remaining Golf Course funds. Joel motioned to move the \$1900 remaining in the Golf course capital fund to an operating budget line to cover grounds maintenance. The motion did not receive a second.
- c. Insurance renewal is due at the end of February. Joel and Patrick had an initial call with the brokers. Trying to close out several claims to eliminate them from loss runs.
- d. Patrick reminded BoD members and staff to return signed corporate governance documents, including conflict-of-interest forms.

5. WATER COMPANY REPORT

- a. Alan reported via email that the PSC is scheduling an interview to complete the rate case.
- b. POA and water boards continue to discuss organizational structure.

6. COMMITTEES

- a. Lakes (Joel and Tom - co-chairs). No meeting.
- b. Pool (Joel and Zach - co-chairs). No meeting.
- c. Bylaws (Patrick - chair). No meeting.
- d. Oversight (Earl - chair). No meeting.
- e. Strategic Planning (Patrick and Chris - co-chairs). No meeting.
- f. Events (Ilana and Chris - co-chairs). No meeting.

7. NEXT MEETING: Feb. 9, 2024

8. EXECUTIVE SESSION. Chris motioned, Ilana seconded; motion passed by voice vote.

9. **ADJOURN.** Patrick motioned to leave executive session, Ilana seconded; motion passed by voice vote.