



Emerald Green Property Owners Association

Monthly Meeting of the Board of Directors

EGPOA Entertainium and ZOOM

October 15, 2023 - 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 | |
| Chris Loomis | ✓ (in person) |
| Lesli Askew-Halprin | ✓ (Zoom) |
| Joel Cohn | ✓ (in person) |
| Beverly Fernandez | ✓ (in person) |
| Alex Rey | ✓ (in person) |
| Zach Siegel | |

STAFF: Michael Hoyt and Brittany Cunningham

WATER CO.: Alan Schantz, Bob Ernst

1. CALL TO ORDER

- a. Patrick called the meeting to order.
- b. Approval of Minutes of 09/24/2023 Board meeting. Joel motioned; Patrick seconded. Motion passed.

2. MANAGEMENT REPORT / MAINTENANCE UPDATES. ([Beginning of recording](#))
 - a. Michael delivered the management report. Discussion followed.
 - b. Brittany announced that boats and docks have to come out of the lakes by the end of October. Trailers must be registered with the office if they are being stored in the storage area.
3. FINANCIAL REVIEW ([4:36](#))
 - a. Dan reviewed the September 2023 financials. Earl motioned; Beverly seconded. Motion passed.
 - b. Patrick delivered an update on the 2024 Operating Budget.
4. WATER COMPANY ([12:11](#))
 - a. Alan delivered a report on the Water Co. He also requested another joint board meeting between EGPOA and EG LLM Water Co. Discussion followed.
 - b. Michael said he would send the updated Water Co. financials.
5. COMMITTEES 2023-2024 Committees and Chairs / Co-Chairs ([14:40](#))
 - a. Lakes (Joel Cohn/Tom Ganz, co-chairs).
 - b. Bylaws (updates on nominations). Dan motioned to approve Jeff Leventoff and Scott Goldberg to the committee; Joel seconded. Motion passed. ([15:09](#))
 - c. Oversight (Earl Silas, chair).
 - d. Strategic Planning & Finance (Patrick Kennell & Chris Loomis, co-chairs).
 - e. Events & Welcoming (Ilana Kaufman and Chris Loomis, co-chairs).
 - f. Helping Hands Committee. Joel proposed a new committee and offered to chair. Chris motioned; Patrick seconded. Motion passed. ([18:48](#))
 - g. Chris motioned to set the 2024 Fireworks date as Saturday, July 6; Patrick seconded. Motion passed. ([22:42](#))
 - h. Schedule of meetings
6. NEXT MEETING
 - a. Special Meeting (Board Approval – 2024 Operating Budget): 10/24/2023 at 7PM (EGPOA Board Room and Zoom)
 - b. Second Annual Meeting (Member Budget Vote): 11/19/2023 at 9AM (EGPOA Board Room and Zoom). Regular Nov. meeting to follow on 11/19.
7. Community Comment
8. Executive Session

9. Adjourn