



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
October 20, 2024 - 9:00 am**

[\(Please click the link to view a full recording of this meeting\)](#)

Name	Present
Patrick Kennell	✓ (Zoom)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (Zoom)
Dan Brumbaugh	✓ (Zoom - arrived for executive session)
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	Absent

Staff: Michael Hoyt
Water Co.: Bob Ernst

1. CALL TO ORDER

- a. Approval of Minutes of 09/20/2024 Minutes. Patrick motioned, Beverly seconded, motion passed by voice vote.

2. MANAGEMENT REPORT (Michael)

- a. Pool is closed and covered.
- b. Docks will be pulled at the end of the month.
- c. Hydrant flushing on Monday. Residents should let their cold water run.
- d. Greenway fencing is completed. Michael said that cameras show people area using it for walking but no more use by motorized vehicles.
- e. Application for a special permit for and 346 Lake Louise Marie Road. Beverly motioned, Chris seconded, motion passed by voice vote.

3. FINANCIAL REVIEW (Joel)

- a. Review of Sept. 2024 financials. Joel said he is looking for more clarity on foreclosure monies and salary sharing between Water Co. and EGPOA.
- b. As a policy change, Joel motioned to include a variance report with the published financials on the website. Joel motioned, Chris seconded, motion passed by voice vote with Patrick opposed and Earl abstaining.
- c. Joel motioned to table the financials pending resolution of several questions. Lesli seconded. Yes: Patrick, Ilana, Earl, Lesli, Joel, Alex. Beverly voted no. Chris abstained. Motion passed.

4. WATER COMPANY REPORT (Alan Schantz)

- a. The rate case continues.

5. COMMITTEES

- a. Lakes (Joel and Tom - co-chairs). Did not meet but reached out to a consultant for advice on removing water chestnuts Davies Lake.
- b. Pool (Joel and Zach - co-chairs). No report.
- c. Bylaws (Patrick - chair). No report.
- d. Oversight (Earl - chair). No report.
- e. Strategic Planning (Patrick and Chris - co-chairs). No report.
- f. Events (Ilana and Chris - co-chairs).
 - i. Next committee meeting on Tuesday 10/22
 - ii. Greenway hikes continue with Jose DeJesus. Next is Saturday.
 - iii. Halloween event canceled due to lack of interest. Encourage people to go to RHFD Trunk or Treat on 10/26.

6. COMMUNITY COMMENT

7. NEXT MEETING: Monthly Meeting + 2nd Annual Meeting, Nov. 17 at 9:00 am.

8. **EXECUTIVE SESSION.** Chris motioned, Beverly seconded, motion passed by voice vote.
9. **ADJOURN.** Lesli motioned, Joel seconded, motion passed by voice vote.