



**Emerald Green Property Owners Association  
Monthly Meeting of the Board of Directors  
EGPOA Entertainium and ZOOM  
Feb. 25, 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	✓ (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)

**1. CALL TO ORDER**

- a.** Approval of 1/24 Minutes. Ilana motioned, Dan seconded, motion passed by voice vote.

**2. MANAGEMENT REPORT**

**a. Management Report.**

i. Management is still sorting out technical issues with the swing gate, which is currently working.

ii. Also working with the Water Co. on the rate case.

**b. Insurance Update.** Patrick reported that brokers are estimating EGPOA is facing a ~40% increase in rates, with the biggest spikes in general liability insurance and D&O insurance.

**3. RULES & REGULATIONS**

**a. Entertainment Minimum Age Requirement.** Dan motioned to lower the minimum age requirement to 13 for the Entertainment and outdoor courts, excluding the pool and fitness center, Patrick seconded. Guests would be permitted. Yes: Patrick, Earl, Dan, Zach, Joel, Alex, Lesli, Tom. No: Ilana, Chris, Beverly. Motion passed.

**4. FINANCIAL REVIEW**

**a. Review of Jan. 2024 Financials.** Lesli motioned, Dan seconded. Motion passed by voice vote.

**5. WATER COMPANY**

a. Rate case continues to progress.

**6. COMMITTEE REPORTS**

a. Lakes (J. Cohn / T. Gans, Co-Chair). No meeting.

b. Helping Hands (J. Cohn, Chair). No meeting.

c. Bylaws (P. Kennell, Chair). No meeting.

d. Oversight (E. Silas, Chair). No meeting.

e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chair)

i. Committee voted to approve Transfer Fee revision; sent it to Bylaws to develop language for amendment.

ii. Golf Course. Low maintenance, low capital cost. Landscape architect. Sweat equity.

iii. Golf course will be a nature preserve. Master plan for adaptive reuse of that property with a focus on environmental conservation, outdoor recreation, low capital and maintenance costs.

iv. Patrick motioned to approve the adaptive reuse of golf course property as a greenway/nature preserve project. Joel seconded. Yes: Patrick, Ilana, Earl, Chris, Zach, Joel, Alex, Beverly. No: Dan. Lesli abstained. Motion passed.

f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chair).

**7. NEXT MEETING. March 17. 9am. St. Patrick's Day.**

**8. COMMUNITY COMMENT**

**9. EXECUTIVE SESSION.**

**10. ADJOURN**