



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
March 16, 2025 - 9:00 am
(This meeting was not recorded.)**

Name	Present
Patrick Kennell	✓ (in person)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (in person)
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	Absent
Joel Cohn	✓ (in person)
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	Absent

Staff: Nick Woerner

Water Co.: Alan Schantz, Bob Ernst

1. CALL TO ORDER

- a. Introduction of Nick Woerner (Patrick Kennell)

- b. Approval of the 2/9/25 minutes. Dan motioned, Tom seconded, and the motion passed by voice vote.

2. COMMUNITY COMMENT

3. MANAGEMENT REPORT

- a. **Security.** Dan motioned to authorize the manager to reenter into a contract with Sectr1 by March 31 for up to 48 hours per week of security services up to \$1440 per week for the remainder of the operating year. The motion did not receive a second.
- b. **Building Attendant Update.** The Board previously authorized the prior manager (Michael Hoyt) to hire up to two part-time attendants. Michael did not complete the hiring process prior to leaving EGPOA.
- c. **Entertainium and Common Space Rules Reminder.** Nick reviewed several recent rules violations at the Entertainium. Patrick and Nick reminded the community that members are responsible for their children's conduct. They also noted that smoking and vaping are not allowed on premises and that the use of marijuana for anyone under 21 is unlawful. Patrick and Nick said that these rules will be enforced, and can carry consequences like the suspension of access to amenities.
 - i. Beverly suggested that after non-members have been spoken to multiple times EGPOA should consider it trespassing. Nick said that in the cases above all people were residents.
 - ii. Earl suggested posting rules in the Entertainium similar to the pool.
 - iii. Nick clarified that members are limited to three guests and that when the member leaves the guests must also leave.
 - iv. Nick said that this was why having a physical staff presence in the building is so important.
- d. **Entertainium upgrades.** Dan suggested a pool table and card table for the West Wing (\$1,700); stair mill or step climber and seated abdominal crunch machine (add to lease from Advantage; \$2,200 for crunch machine and \$4,000 for stair climber); vending machines (Prestige vending - would be fully serviced by staff); and mirrors for the fitness center. Nick said he would get quotes on all items.
- e. **Pool Contractor Bids.** Nick has an RFP out to two vendors, and hopes Board will be able to review or act upon it before the next meeting.
 - i. Joel asked about new ropes and additional chairs.
 - ii. Nick also mentioned non-emergent pipe repairs in the Pool House.
- f. **Boat and Dock Policy.** Sign-ups are May 1st at 9am.
 - i. Joel asked about increasing slip rental fees.
 - ii. Nick suggested a lottery process. This would allow EGPOA to collect insurance and payment in advance. Chris motioned to approve; Earl seconded. The motion passed 6-3.

- iii. Chris asked Nick to research and recommend a fee increase.
- g. **Danbury Court Circle.** Volunteer Flower Garden Proposal. William Southern previously looked after this area and went to the town for permission. Town of Thompson asked for EGPOA to sign off. Dan motioned, Chris seconded, and the motion passed by voice vote.
- h. **Community Email Blasts Update.** Nick said they would like to increase use of email communication to the community.

4. BOARD / CORPORATE GOVERNANCE

- a. EGPOA Director Conduct Review. Patrick reviewed comments that Lesli made toward Earl during executive session at the Board's February meeting. He reviewed sections 7-8 of the conduct policy adopted by the Board last year. Patrick read a statement by Lesli (see Tab 1), Earl made a statement, and discussion followed.
 - i. Beverly made a motion to remove Lesli from the Board. Patrick seconded the motion.
 - ii. Patrick clarified the bylaws, noting that Board members may only be removed by a vote of membership at an annual or special meeting.
 - iii. Beverly withdrew the original motion.
 - iv. Beverly motioned to counsel Lesli for her conduct. Patrick seconded.
 - v. Patrick motioned to amend to remove Lesli from all committees. Joel seconded. The motion passed with 5 votes in favor (Patrick, Ilana, Joel, Tom, Beverly) and 4 absentions (Earl, Chris, Dan, and Alex).
 - vi. The motion to counsel Lesli passed, with 5 votes in favor (Patrick, Ilana, Joel, Tom, Beverly) and 4 abstentions (Earl, Chris, Dan, Alex).

5. FINANCIAL REVIEW (Joel)

- a. Review of January and February Financials.
- b. Joel motioned that moving forward all reserves be placed in the new segregated account (about \$93,366.80). Chris seconded the motion, which passed by voice vote.
- c. Joel reported that the Golf Course fund is temporarily short by about \$23,000 because of the new fence, and motioned to temporarily cover that nega from Transfer & Construction. EGPOA will use receivables to pay back T&C. Chris seconded, and the motion passed by voice vote.
- d. Joel motioned to approve the monthly financials. Dan seconded, and the motion passed by voice vote.
- e. The Board voted unanimously over email to renew insurance. The premium came in \$9,600 under budget.
- f. Patrick updated everyone on current BOI reporting.

6. WATER COMPANY REPORT

- a. Bob will send over the latest financials.
- b. Michael Hoyt email update: Michael@egllm-water.com.
- c. The Rate case was delayed again as the PSC but all cases on hold.
- d. Bob reported on the terms sheet from Wayne Bank for the tank project. EGPOA will not be responsible for this loan. \$1,700,000, and will ask for another \$300k to consolidate debt and pay off another line with Jeff Bank. Rate below prime by 25 basis points. 20 year rate, adjusted every 5 years without further expenses. Bob said he contacted 5 banks and this is the best option.

7. COMMITTEES

- a. Lakes (Joel and Tom - co-chairs). From their January 25, meeting:
 - i. The water level in Treasure Lake appears to have risen significantly. We are hoping that when the ice melts, the lake will be back to normal.
 - ii. Fish stocking program. In the spring, we plan on stocking the lake with bait fish again. In addition, we will also stock crayfish if available. They are a great food source for the bass, and they help cut down on some of the vegetation in the lake. Most of our anglers had a great session catching more and bigger fish than in the past few years. This is a direct result of our current stocking program.
 - iii. Reduction of the goose population on our lakes. We were planning on hiring the USDA to remove the geese from our lakes. Unfortunately, due to the current changes being made at this department, they will not be able to help us this year. We plan on reaching out to the company that does our egg addling to see if they can remove the eggs for us.
 - iv. Reduction of water chestnuts and weeds on lakes. We plan on reaching out to Brian Fisher, who is a local contractor who has a machine that can harvest the vegetation. We spoke to him last year, and he is willing to visit our lakes and give us a price for his services. When the weather gets warmer, we will reach out to him for a price.
 - v. Docks and swimming ropes, we are all looking forward to having the docks in the water on May 1. In addition, we are also looking forward to having the swimming buoys and ropes in the lake again.
- b. Bylaws (Patrick - chair). No meeting.
- c. Oversight (Earl - chair). No meeting.
- d. Strategic Planning (Patrick and Chris - co-chairs). No meeting.
- e. Events (Ilana and Chris - co-chairs). No meeting.

- f. Patrick reminded chairs to notify office of committee meetings so that everyone has the opportunity to attend.
- g. Dan asked about Princeton Hydro report. Patrick said Nick could follow up with Michael.
- h. Patrick said that now that the management transition is complete, the community will expect to see a return to the regular committee meeting calendar.

8. NEXT MEETING: April 27, 2025.

9. EXECUTIVE SESSION.

10. ADJOURN.

Tab 1

Good morning.

With regards to the issue that I brought to the open at our last Executive Meeting; I believed that it was important to address a concern that was not fully transparent to the board as a whole and we could address this issue while in the protection of the Executive Meeting.

My tone and delivery were not the way it was meant to be taken as and for that I apologized.

The issue came to my attention by a homeowner who was in the company of a board member and when the issue at hand was discussed and confirmation was done; I was informed that the board member present immediately called Patrick. Please note that these conversations had occurred weeks prior of me addressing this issue at the Executive Meeting.

And thus; this led me to believe that just the top tier of the board knew about it and it was being kept from the rest of the board members. For what purpose? I do not know.

As I stated in my remarks; Earl is 100% a homeowner until his signature is on the sale documents of his home. He is a homeowner whether he resides in it or not but as long as the house is not sold; he is a homeowner of EG.

But I also believe that out of respect to the board as a whole and out of respect to the community that elected him; Earl should have informed us that he was selling his home and once it sold; he would be putting in his resignation.

I was also concerned with decisions were being made and potentially not being a homeowner.

However, and for the record; I was the one who begged Earl to run for the board. I was the one who brought him in. I remember him listening to our meeting at the pool house and him being literally across the fence and I went to him and begged him to join and run for the board.

I was also the one who begged Patrick to run for the board.

I was the one who advocated to the community and worked hard behind the scenes for both of them to be elected. I knocked on doors; I emailed, I texted at all kind of hours. I worked hard.

So, there is nothing in my heart or mind against Earl or any of my fellow board members even though I can feel the animosity against me by some at every meeting.

Furthermore; I was concerned that not addressing this openly could lead to bigger problems down the line not only amongst ourselves but also amongst the community. We all ran based on transparency.

I have extensive HR training and one important item that I have been taught is that you do not address something one on one and with no witnesses. With having other people around; the "she-said he-said" cannot occur and all can bear witness to what was said. I cannot say that Earl called me names or he cannot say that I called him names. Again; transparency is the key word.

I guessed Beverly was just like me when she told Dan quite frankly and I quote "don't flatter yourself because it is only your opinion". Also, when Beverly told Nick during his interview that she "doesn't sugarcoat anything and I tell it like it is".

My belief was that my freedom of speech would not be in question just as Beverly was not. Nor my strength would be questioned in bringing this subject to the board without any fear of repercussion.

Also; I fully believed that I would be protected by our Whistleblower policy.

Honesty and transparency in our communications helps us grow and resolve issues more effectively and it is important to me to be forthright and transparent about any issues that may affect the board and or community as a whole.

My loyalty lies with the community and those who elected me and not disenfranchise those who voted for me to be their voice.

Regards, Lesli