



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
April 27, 2025 - 9:00 am**

[\(Please click this link to watch a recording of this meeting on YouTube\)](#)

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	✓ (in person) - Departed 11:15am
Joel Cohn	✓ (Zoom) - Arrived 9:15am
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	✓ (in person)

Staff: Nick Woerner

Water Co.: Alan Schantz, Bob Ernst

1. CALL TO ORDER

- a. Approval of the 3/16/25 minutes.
 - i. Lesli motioned to amend to include her statement. Earl seconded. The motion passed by voice vote with 3 no's.
 - ii. Lesli motioned to approve the minutes as amended, Zach seconded, motion passed by voice vote.

2. COMMUNITY COMMENT

3. MANAGEMENT REPORT

- a. **Boat slip permitting.** Nick said that following last month's meeting he spoke with several boaters and decided to keep the current boat slip permitting process (first-come, first-served) for the 2025 season. He will host further discussions this summer to consider possible changes for 2026 and report back to the Board.
- b. **Sectr1.** Sectr1 was rehired for this year per a Board vote in executive session on March 16. Sectr1 will be at the Entertainium and the pool this summer. The Board will continue to evaluate long-term options.
- c. **Pool opening bids.** EGPOA received one formal bid and a bid from an EGLLM Water Co. employee. Nick proposed going with B&B Pools and Spa to open the pool and provide start-up chemicals for opening at \$5831.17. If approved, they will be on-site this week. He also asked for authorization to change out chemical feeders. EGPOA staff will maintain the pool during the summer. Total authorization: \$9,885. Chris motioned to approve, Tom seconded, and the motion passed by voice vote.
- d. **Pool opening.** Nick said staff would aim to fully open the pool for the weekend of June 14-15 (Father's Day), but it may be possible to open earlier - potentially without heat or on a reduced schedule.
- e. **Clubhouse furniture purchase and rental fee.** 100 chairs and 15 x 8' tables for \$3,297. This will save on rentals for EGPOA events. Increasing the rental fee would allow EGPOA to recoup that original cost while still saving homeowners on rentals. Storage is available in the building.
 - i. Dan suggested incorporating a damage waiver into the rental agreement.
 - ii. Earl asked to postpone a Board vote pending discussion with Oversight about rental rates.
- f. **Purchase or rental equipment for grounds maintenance.** Nick proposed purchasing a 2019 Mahindra 36HP 4X4 (290 Hours) with rake, brush hog, and trailer for \$28,780.92. He said that over time this would save EGPOA money on rentals (in the past two years alone, EGPOA has spent about \$20,000 on rentals. Funds will be drawn from Equipment Leasing budget line (5201) and the remainder from the Transfer & Construction Fund. Patrick motioned, Ilana seconded, and the motion passed by voice vote with Beverly voting no.

- g. **Easttek Security Systems Billing and Accounts Payable.** Nick updated the Board on resolving aged payables with Easttek. EGPOA paid just under \$30,000 in invoices; some charges were removed; some pending more information about warranties. EGPOA also advised Easttek to bill EGPOA in timely fashion, and to update passwords on all security systems. Will work with accountants to reallocate paid invoices correctly.
- h. **IT/Email systems update.** Nick noted that several Board members have had difficulty accessing EGPOA. Nick recommended migrating email away from GoDaddy to a different provider. The goal would be to upgrade security and facilitate document retention.
- i. **Vending machines update.** New vending machines have been installed in common buildings. EGPOA will get 10 percent of gross sales from Prestige Vending.
- j. **Entertainium equipment.**
 - i. **Pool table.** Discussion centered on location, safety, and minimum age for use. Earl suggested checking the equipment out from Sectr1.
 - 1. Patrick motioned to approve the purchase of a pool table for \$1,319.99 with funds being drawn from events (5309), Dan seconded, and the motion passed by voice vote.
 - ii. **Exercise equipment lease.** The Board voted via email to lease 3 new pieces of fitness equipment (treadmill, ab crunch/back extension, and a stair mill) from Advantage on a four-year lease at \$499.66 per month with a \$1 buyout option. The motion passed 6-4 (Yes: Patrick, Earl, Lesli, Joel, Dan, and Alex; No: Ilana, Chris, Beverly, Zach).
 - 1. Chris asked Nick to look into a service contract with Advantage.
 - 2. There was discussion about negotiating with Advantage to amend/take back less-used equipment.
 - iii. **Fitness center mirrors.** Confirming Board approval for the purchase of fitness center mirrors for \$2,160.
 - iv. **Entertainium showers.** Nick reviewed a proposal to install allow hot water in the Entertainium showers and faucets for \$5,100, with funds to be drawn from the capital reserve. Earl motioned, Beverly seconded, and the motion passed by voice vote.

4. BOARD GOVERNANCE

- a. **Email voting guidelines.** Chris motioned that if any two Board members object to an email vote, then the vote must be tabled and moved to a special or monthly meeting. Patrick seconded, and the motion passed by voice vote.
- b. **Water Company bylaws.**

- i. Patrick said that Alan, Bob, and Kris have resigned from the EGLLM Water Co. Board.
- ii. Patrick reviewed the EGLLM Water Co. bylaws. He recommended that the EGPOA Board amend the bylaws to assert more direct control of the EGLLM Water Co. board, reasoning that the water co. board should reflect the will of the EGPOA Board as the sole shareholder. These changes include:
 - 1. Create staggered 3-year terms for EGLLM board members.
 - 2. EGLLM board members may be removed by a simple majority vote of the EGPOA Board.
 - 3. Any management company contract must be approved by a $\frac{2}{3}$ majority of the EGLLM board and confirmed by majority vote of the EGPOA Board.
 - 4. Modernizing telecommunications provisions, including Zoom.
 - 5. Clarifying quorum to 3 for the EGLLM board.
- iii. Amendments would take effect June 1, creating an open process that allows community members to apply for the EGLLM Board.
- iv. Chris motioned to approve, and Joel seconded.
 - 1. Dan motioned to amend the proposal to state that no more than two EGPOA officers may concurrently serve on the EGLLM Board, Patrick seconded, and the motion was approved 9-2 (Yes: Patrick, Ilana, Earl, Joel, Chris, Dan, Beverly, Tom, Lesli; No: Zach and Alex).
 - 2. The main motion passed 9-2 (Yes: Patrick, Ilana, Earl, Joel, Chris, Dan, Beverly, Tom, Lesli; No: Zach and Alex).
- v. Lesli motioned to appoint to a Dan 3.5 year term to the EGLLM Water Co. Board. Chris seconded, and the motion passed with 7 in favor and 4 abstentions (Abstaining: Zach, Alex, Beverly, Dan).
- vi. Chris motioned to reappoint Zach and Alex for 1.5 year terms. Tom seconded, and the motion passed with 9 in favor and 2 abstentions (Abstaining: Zach and Alex).

5. FINANCIAL REVIEW (Joel)

- a. March financials. Joel recommends that we do not approve the March financials and wait for clarifications.
- b. The 2024 audit was completed and approved by the Board 8-0 via email vote

6. WATER COMPANY REPORT

- a. Update on the NYS Public Service Commission Rate adjustment case, with results to be reported to the community via email.

7. COMMITTEES

- a. Lakes (Joel and Tom - co-chairs). The Lake Committee met on 4/10.
 - i. The egg addling was to happen around April 18. We asked members to report the nest locations to the office. Nick will let us know the outcome of the event. In addition the person who did the work plans on reaching out to us after Memorial Day and assess a round up.
 - ii. We will be participating in the CSLAP program again. Please call the office for a report on last year's testing.
 - iii. We plan on restocking bait fish again this year. Last year the LLM association also contributed to the cost of the stocking.
 - iv. We will be reaching out to Brian Fern of White Lake to get a price to harvest the water chestnuts from Davies lake. This is an aggressive invasive species and could affect the other lakes.
 - v. We discussed raising the cost to rent dock space on LLM. We will make a proposal to increase the fee for next year.
 - vi. The dock space will be rented on a first come basis.
 - vii. We will see if there is a need to purchase additional dock space. If there is a need we will look into entering into a license agreement. The funds collected from the license will be used to purchase additional docks that could be rented or licensed as well.
 - viii. The dam at Davies lake needs to be repaired by next year before the permit to do the work expires. There is some additional work that needs to be done to the lake. We should be able to do this work with our in house personnel.
 - ix. We will reach out to our insurance broker to see if we can add large bouncy flotation devices which will help increase the use of the lake by our younger members. In addition we need a way to increase the amount of shade on the beach. This will move people from the pool area to lake.
- b. Pool (Joel and Zach - co-chairs). Meeting minutes from 4/9/25.
 - i. Lap swimming. There were a few people at the meeting who swim laps on a regular basis. They suggested that we should paint a line down the middle of each swimming lane. We also raised the issue of somehow splitting the lane in half by using ropes instead of painting the lane, which would require the pool to be totally empty and dry before painting the strip.
 - ii. Rules enforcement and revisions. Children with diapers and throwing balls. Any updated pool rules should be resent to members.
 - iii. Resubmission of insurance waivers. It was suggested EGPOA reach out to our insurance broker and see if this is necessary.

- iv. Member passes. There was discussion of revising the number of pool passes that each family is allowed to have.
- v. Accessibility. Adding a handrail by the step by the side door from the pool house. In addition, we would also like to add a handrail by the steps going from the beach to the pool. Another issue was that the group thought the gate from the pool to the beach should be opened. There were two issues with this. The first how to control the door would need to add a card reader and a way for people to wash their feet.
- vi. Carpeting. We would like Nick to get a price to put carpeting in the big room in the pool house. This will help reduce the noise level in the room. When you are in the pool area facing the pool house on the right side, there is a section of grass that has always been very soggy, even during the peak of summer. Nick said he would look into this matter.
- vii. Security. We feel that each member should show their card to security, and they should swipe the card to make sure it is valid.
- c. Bylaws (Patrick - chair).
- d. Oversight (Earl - chair). Meeting on Tuesday.
- e. Strategic Planning (Patrick and Chris - co-chairs). Will meet within two weeks.
- f. Events & Welcoming (Ilana and Chris - co-chairs). Mahjong class on May 3 and May 17 - call the office to sign up.

8. NEXT MEETING: May 18, 2025.

- 9. EXECUTIVE SESSION.** Dan motioned, Patrick seconded, and the motion passed by voice vote.

10. ADJOURN.