



**Emerald Green Property Owners Association  
Monthly Meeting of the Board of Directors  
EGPOA Entertainium and ZOOM  
May 18, 2025 - 9:00 am**

**(Please click this link to watch a recording of this meeting on YouTube.)**

<b>Name</b>	<b>Present</b>
Patrick Kennell	✓ (in person)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (Zoom)
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:** Nick Woerner

**Water Co.:** Dan Brumbaugh

1. **Opening remarks by Hon William J. Rieber, Jr., Supervisor - Town of Thompson.**
  - a. **Lighting District.** Including N. Emerald and Deerfield Court.
  - b. **Sewer projects.** Closing in on financing for plant upgrade.
  - c. **Building permits.** Still paused pending Water Co. tank upgrades.
  - d. **Sewers.**
  - e. **Parks.**
  - f. **Paving work.**
2. **CALL TO ORDER**
  - a. **Approval of the 4/27 minutes.** Joel motioned, Ilana seconded, and the motion passed by voice vote.
3. **COMMUNITY COMMENT**
4. **MANAGEMENT REPORT**
  - a. Pool is set up and staff is being on-boarded.
  - b. Fitness Center equipment delivery is about a month away.
  - c. Docks will go in this week.
  - d. Waiting on a lien release to get the 2019 Mahindra.
5. **FINANCIAL REVIEW (Joel)**
  - a. March and April financials. Dan motioned to approve, Joel seconded, and the motion passed by voice vote.
6. **WATER COMPANY REPORT**
  - a. **EGLLM Board Applicants.** Two applicants. Len Bernardo. Tom Ganz withdrew his application. With approval of LLM Board. One seat will remain open. Ask to apply before June 22 meeting. By June 20.
    - i. Dan motioned to appoint Len for a 2.5 year term, Patrick seconded, and the motion passed by voice vote.
  - b. **Capital Improvement Projects + Holding Tank.** Upgrades and repairs are necessary to maintain the safety of the water. The building moratorium is essential to maintaining safety.
7. **COMMITTEES**
  - a. **Lakes (Joel and Tom - co-chairs).**
  - b. **Pool (Joel and Zach - co-chairs).**
  - c. **Bylaws (Patrick - chair).**
  - d. **Budget, A/R, & Audit (Board-only).**
    - i. **EGPOA Foreclosure Policy.** Chris motioned to approve, Joel seconded, and the motion passed by voice vote.
  - e. **Oversight (Earl - chair).**

- i. **Boat storage gate installation.** Install a security gate from Ketcham for \$11,180. \$200-400 annual fee to use the storage area to be implemented this fall, with management discretion. New area for residents to dump compost. Dan motioned, Joel seconded, and the motion passed by voice vote.
    - ii. **Clubhouse rental fee. \$3297 and rental fee \$300 for new reservations. Chris motioned, Lesli seconded, and.**
      - 1. Joel motioned to include Roundtables, ilana seconded. Patrick N, Ilana Y, Earl N, Joel Y, Chris Y, Beverly Y, Dan N, Alex Y, Lesli Y.
      - 2. Chris motioned to amend to \$4000, Patrick seconded, voice vote.
      - 3. Main motion passed by voice vote.
      - 4. Ilana asked for an inventory of tables and chairs at the pool.
  - f. **Strategic Planning (Patrick and Chris - co-chairs).**
    - i. **Update on renter's policy.** Dan motioned to approve, Chris seconded. Patrick Y, Ilana N, Earl Y, Joel N, Chris Y, Beverly Y, Dan Y, Alex A, Lesli A. Motion passed.
  - g. **Events & Welcoming (Ilana and Chris - co-chairs).**
8. **NEXT MEETING: June 22, 2025.**
9. **EXECUTIVE SESSION.** Dan motioned, Patrick, voice vote.
10. **ADJOURN.**