



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
May 19, 2024 - 9:00 am**

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

Name	Present
Patrick Kennell	✓ (in person)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (Zoom) Joined at 9:30am
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)

Staff: Michael Hoyt
LLM Water Company: Alan Schantz

1. Hon. William J. Rieber, Jr., Supervisor - Town of Thompson

2. CALL TO ORDER (9:36)

- a. Approval of minutes of 4/21/2024 regular Board meeting.
 - i. Lesli motioned to amend the attendance to state “absent” rather than a blank space. Alex seconded, motion passed by voice vote.
 - ii. Joel motioned, Patrick seconded. Motion passed by voice vote.

3. MANAGEMENT REPORT - Michael (11:19)

- a. Pool Opening Update and Board Vote. Michael reported that based on staff’s first look at the pool, they would be able to open June 1 (although it will take the pool additional time to fully heat up). This would not involve additional staffing or heating costs beyond what it normally takes to open the pool for the season. Dan motioned to approve, Tom seconded. Motion passed by voice vote.
- b. Other Management Items
 - i. Will repair the old Tennis court in the next couple of weeks..
 - ii. Looking to remove the container in front of the Entertainium in the next month.
 - iii. Looking to bring in a shredder. Will open it up to the community. Management will organize and notify the community.
 - iv. Gates and cameras are all functioning.
- c. 52J-4-15 Lot Address Change (Surrey St. to Old Sackett Rd.) Update. Home will face Old Sackett. Town has already approved.
- d. Recent closing of sale of 90 N. Emerald Drive Update - Patrick. (21:58) EGPOA took possession of property following foreclosure. Property has been sold for \$505,000. POA will net about \$164,000 after paying the mortgage, closing costs, and accounting for legal fees. The POA is still waiting to receive the funds; the Board will discuss how to use these funds in a workshop.

4. FINANCIAL REVIEW - Dan (25:01)

- a. Review of April 2024 Financial Report and Board Vote. Lesli motioned, Dan seconded. Motion passed by voice vote.

5. WATER COMPANY - Alan (28:25)

- a. Moving forward with the rate case.
- b. Alan requested that the two boards meet again. Patrick will follow up.
- c. Still exploring financing on the new water tank.

6. COMMITTEE REPORTS (37:20)

- a. Lakes (J. Cohn / T. Gans, Co-Chairs). Met on 5/9.
 - i. Discussed Treasure Lake water levels, stump removal, CSLAP, fish stocking, and storage area.
 - ii. Tom said he and Michael are working on a long-term repair plan for Davies Lake.
 - iii. Lesli asked about invasive species on the Lake. Joel and Tom noted that there is no current process for monitoring/checking boats; solutions have been discussed but cost and logistics are a challenge.
- b. Pool (J. Cohn / Zach Siegel, Co-Chairs). (41:22) No meeting; Board discussed pool-related issues at 5/7/24 workshop.
 - i. Purchase of additional pool chairs - Board Vote. Joel motioned to authorize Michael to spend \$5k from the Transfer and Construction Fund to buy additional pool chairs (same as existing). Ilana seconded. Motion passed by voice vote.
- c. Bylaws (P. Kennell, Chair). No meeting.
- d. Oversight (E. Silas, Chair). Meeting on Tuesday.
 - i. Discussed Treasure Lake levels.
 - ii. Requested that Management send out a list of environmental-friendly lawn materials, i.e. fertilizers and landscaping chemicals or post to the EGPOA website.
- e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chairs). No meeting. (49:42)
 - i. As part of new electronic voting procedures, EGPOA will run an electronic test vote for the new “Emerald Greenway” logo for the adaptive reuse of the golf course property. Notice will be sent out this week (5/20) either from the office or vendor.
- f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chairs).
 - i. No meeting, but summer events calendar published to community on 5/17/24
 - ii. Smores on the beach 7-9pm this Sunday (Memorial Day weekend).
 - iii. Strength and conditioning last day wed 5/29 then taken over by water aerobics

7. NEXT MEETING. Sunday, June 23, 2024, 9:00 am.

8. COMMUNITY COMMENT

9. EXECUTIVE SESSION. Chris motioned, Joel seconded. Motion passed by voice vote.

10. ADJOURN