



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
July 20, 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	✓ (Zoom). Arrived in person at 9:41 am.
Dan Brumbaugh	✓ (Zoom)
Tom Ganz	
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Joel Cohn	✓ (in person)
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	

Staff: Nick Woerner

Water Co.: Dan Brumbaugh

1. CALL TO ORDER

- a. **Approval of the 6/22 minutes.** Chris motioned, Ilana seconded, and the motion passed by voice vote.

2. COMMUNITY COMMENT

- a. To report concerns about speeding, Beverly reminded members that the Sullivan County Sheriff's number is 845-794-7100.

3. MANAGEMENT REPORT

- a. B&G employee Anthony B. departed. Nick has relied on seasonal staff and member Jose de Jesus to fill in.
- b. Management is working on regulating the pool temperature.
- c. NY state inspection on the pool found no violations.
- d. Lesli asked about installing a clock at the pool. Nick said they have ordered a replacement.
- e. Beverly and Ilana raised questions about pool maintenance. Nick will follow up with the staff today.
- f. Beverly asked a question about installing mirrors, replacing some cardio equipment, and ordering new barbells in the fitness center. Nick said they are waiting on delivery of the new equipment.
- g. Entertainium roof replacement. Nick reviewed water leakage issues in the Entertainium roof. The solution is to replace the existing EDPM roof with a new roof that will last 25-30 years.
 - i. Joel motioned to approve DMR's bid to replace the roof, not to exceed \$135,000, to be funded from the Capital Reserve. This proposal would then be sent to the members for a vote. Lesli seconded.
 - ii. The motion passed with five votes in favor, two no's, and two abstentions (Yes: Patrick, Joel, Chris, Alex, and Lesli; No: Beverly, Dan; Abstain: Ilana, Earl)
- h. Building Code Enforcement Proposal. Nick proposed a \$250 fine for work that is completed without a permit, such as seal coating or cutting down a tree. Nick noted that this has been an issue on the rise, particularly with driveway repairs. Members could still use the appeals process already in place to dispute any violation.
 - i. Ilana, Lesli, and others asked about communicating with the community.
 - ii. Beverly motioned to approve to begin Sept. 1, Chris seconded, and the motion passed by voice vote.
- i. Lakes/Dam Weed Service Proposal. Joel reviewed weed issues, including water chestnuts (an invasive species), on Davies and Treasure Lakes. The Board originally approved \$25,000 for remediation.

- i. Ilana asked about power systems, maintenance costs, and what happens with the weeds afterward. Nick said we also need to purchase a steam pressure washer to clean the machine from lake to lake. 2500. Steam pressure washer. The machine comes with a trailer.
- ii. Dan asked about how old the weed machine is. The machine was manufactured in 2013 and has 80 hours on it. New machines run about \$120,000.
- iii. Earl asked about insurance and storage.
- iv. 24 in lakes budget now and remainder from T&C.
- v. Lesli motioned to approve the purchase at up to \$65,000 from the Transfer and Construction Fund. Joel seconded. This proposal would then be sent to the members for a vote.
- vi. The motion passed with 8 votes in favor. Chris abstained.

4. FINANCIAL REVIEW (Joel)

- a. Patrick asked about getting competing prices for accounting
- b. Joel motioned to approve June financials, Beverly seconded, and the motion passed by voice vote.

5. WATER COMPANY REPORT

- a. **Capital Improvement Project and Holding Tank Update.**
- b. **General Update.**
 - i. Dan outlined a preliminary proposal to sell the “Red House” to pay off EGLLM Water Company’s debt to EGPOA (approx. \$460,000).
 - ii. Ilana asked about EGPOA getting EGLLM financials.

6. COMMITTEES

- a. **Lakes (Joel and Tom - co-chairs).** No meeting. Thanked Anthony Ianuzzi for the ramp to the marina. Bait fish are coming on Wednesday.
- b. **Pool (Joel and Zach - co-chairs).** No meeting.
- c. **Bylaws (Patrick - chair).** No meeting.
- d. **Budget, A/R, & Audit (Board-only).** No meeting.
- e. **Oversight (Earl - chair).** No meeting.
- f. **Strategic Planning (Patrick and Chris - co-chairs).** No meeting.
- g. **Events & Welcoming (Ilana and Chris - co-chairs).**
 - i. Meeting on Wednesday.
 - ii. Yard sale this weekend.
 - iii. Drum One, Drum all this Friday. Family event Friday at 7:30. Participation.
 - iv. Tennis tournament on Sunday, Aug. 3 at 8:30am.
 - v. Cabaret on Friday, Aug. 8. At the pool.
 - vi. Pickleball, Aug. 10 at 9am.

- vii. Trivia will move to Club House. July 28, Aug 11, and Aug 25 to move to the Club House at 7pm.
- viii. Yoga was trialed outside last week and will remain an option but will return inside.
- ix. Events always need volunteers.
- x. Thanked Beverly for Touch a Truck.
- xi. Dan asked about pumpkin painting. Ilana asked him to come to the meeting.
- xii. Joe and Mark volunteered screens and projector for movie night.

7. **NEXT MEETING:** First Annual Meeting and Regular Monthly Meeting, 8/17/2025 at 9 am (EGPOA Board Room and Zoom).

8. **EXECUTIVE SESSION.** Joel motioned, and Alex seconded, and the motion passed by voice vote.

9. **ADJOURN.**