

**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors EGPOA
Entertainium and ZOOM
June 22, 2025 - 9:00 am**

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

Staff: Nick Woerner

Atty: Marvin Newburg

1. CALL TO ORDER

- a. Approval of the 5/18/2025 Minutes. Zach motioned, Tom seconded, motion passed by voice vote.

2. COMMUNITY COMMENT

- a. Bob Ernst made a request to reinstate the Pledge of Allegiance at the beginning of EGPOA Board Meetings.
- b. Margret Dryer, a Treasurer Lake resident, stated concerns about the state of Treasure Lake including excessive amounts of water lilies on the south and southwest side of the lake prohibiting boat use.
- c. A homeowner stated concerns with clubhouse rental hours - late start on Saturday makes setting up parties challenging since exercise class finishes at 11:00 AM.
- d. Alan Tucker requested a copy of the engineer's report mentioned at the last Water Company meeting. He inquired if there was a document covering board member

responsibilities for homeowners interested in running. Patrick noted the list of current governing documents and referenced the bylaws as well.

- e. Estelle Ross was requesting office intervention for a fallen branch on her mailbox. Management indicated they would follow up.
- f. Hal Simon noted the pool was freezing cold. He asked for consideration to open the gate between the beach and pool for safety concerns with kids walking from beach to pool via the parking lot. He noted the need to address maintenance on the Entertainium floor and the lake gate by the Townhomes.
- g. Donna Goldoff asked about getting real time notices in case of outside exercise classes being cancelled as the result of weather. She noted the need to address the clock being fixed at the pool and noted the types of closures on the tennis court doors.
- h. Alice Smith requested reconsideration of putting back the basketball hoop in the kids pool.
- i. Aldis raised a concern about the water level on Treasure Lake and the lily pad growth. He asked if there would be representation at the next planning board meeting from EGPOA regarding the proposed development on Treasure Lake.

3. MANAGEMENT REPORT

- a. Noted the upcoming planning board meeting - SEQRA report and objects ready for review.
- b. Discussed 2 contractors submitted proposals for a roof replacement on the Entertainium noting leaking and damage. Looking at a total replacement - roughly \$117,000 with a warranty.
 - i. Patrick noted in a review of the bylaws there is no ability to conduct emergency repairs above \$17,500. This request will need to be included on the ballot for the August annual election if passed. No additional assessment will be needed, and can use reserve funding.
 - 1. Beverly requested interim intervention to avoid further leaks/damage (tarping), information regarding who else was approached for bids and if new bids could be looked at.
 - 2. Ilana and Zach requested vendor references.
 - 3. Lesli noted there was no phone number on one of the bids.
 - 4. Marvin noted a potential need to review if asbestos was in the roof.
 - 5. Joel reviewed how much was in the capitol and T&C funds.
 - 6. Dan motioned to approve management to spend between \$3-\$5K to repair the roof while we consider a more permanent solution. Patrick seconded. Motion passed by voice vote. Joel voted no.
 - a. Chris asked to clarify the funding source.
 - 7. Tom asked if bids can be requested for guarantee past 30 days.

4. FINANCIAL REVIEW

- a. The treasurer presented the variance report, noting fund balances would be squared away later in the week and monies moved into reserve accounts.

- i. Dan requested information regarding the accounting line being over budget. Joel noted the budget was created to move towards a quarterly basis, but employment changes created the need to keep the old schedule in place but working with management towards that goal.
- ii. Patrick noted a concern with the cost of the audits and would like to review our vendor and seek new proposals.
- iii. Dan motioned to approve the financials, Alex seconded. Motion passed by voice vote. Lesli abstained.

5. WATER COMPANY

- a. Patrick motioned to approve Margret Dryer for the 5th board seat for the EGLLM Water Company Board. Joel seconded and approved by voice vote.
- b. Met with the bond counsel and IDA - looking to get the tank project bonded. May be eligible to get a sales and recording tax abatement - saving \$200,000. Two quotes were given for the project which does not include the cost of the engineer or the generator.
- c. Anthony Freeman put in his resignation, his last day will be July 4th.

6. COMMITTEES

- a. LAKES - Joel motioned to approve up to \$25,000 to clear up the weeks in Treasure and Davies Lake from the Lakes Reserve (money already budgeted). Beverly seconded, motion passed by voice vote. Dan and Lesli abstained.
- b. POOL - Joel requested stepping down from this committee assignment.
- c. BYLAWS - no meeting
- d. BUDGET, A/R & Audit (Board only) - no meeting
- e. OVERSIGHT - *chair absent
- f. STRATEGIC PLANNING & FINANCE - no meeting
- g. EVENTS - A special thank you to Beverly for coordinating the Touch a Truck Event scheduled for July 12th. Upcoming events noted.

7. NEXT MEETING - scheduled for 7/20/25

- a. 2025 Annual Meeting and Director Elections - 8/17/25

- 8. EXECUTIVE SESSION - Ilana motioned to go into executive session, Patrick seconded, motion passed by voice vote.
- 9. ADJOURN - Ilana motioned to leave executive session, Patrick seconded, motioned passed by voice vote.