



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
Oct. 19, 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)
Joel Cohn	Absent
Ken Coder	✓ (in person)
Chris Loomis	✓ (Zoom)
Lesli Askew-Halprin	✓ (in person)
Mark Becker	✓ (Zoom)
Dan Brumbaugh	✓ (in person)
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Sarah Satz	✓ (in person)

Staff: Nick Woerner

Water Co.: Dan Brumbaugh

1. CALL TO ORDER

- a. Approval of the 9/21/25 minutes. Lesli motioned, Ken seconded, and the motion passed by voice vote.

2. MANAGEMENT REPORT (Nick)

- a. Management and Maintenance Report
 - i. Working with Ken on the budget.
 - ii. Closing up the pool.
 - iii. Preparing for winter.
- b. Capital Needs Assessment. Will send out an RFP on Monday to have an engineer assess facilities and develop a long-range plan. The Board will vote to select an engineer. Patrick has worked with Nick to develop a sealed bidding process and to include local firms.
- c. Update on mailboxes.
- d. Update on the storage gate. Nick said he received a second quote from an alternate vendor. Initial vendor backed out of the contract. Nick asked the second bidder to revise their bid to get it under the initial authorization.
- e. Update on potential equipment purchase. EGPOA previously purchased a tractor for about \$18,900, including attachments. Price on the proposed equipment is down to \$26,000. Nick said the current machine is working OK for EGPOA's needs right now, but it might be nice to have a larger machine. Nick said he would assess EGPOA's needs over the next month. There was understanding that any purchase of a new tractor would be offset by selling the current machine.

3. FINANCIAL REVIEW (Ken)

- a. Ken discussed budget variances.
- b. Review of Sept. 2025 Financials. Dan motioned, Patrick seconded. The motion passed by voice vote.
- c. Proposed 2026 Operating Budget. Dan motioned, and Lesli seconded. The motion passed unanimously by voice vote.

4. WATER COMPANY REPORT (Dan)

- a. Next meeting is 11/19/25

5. COMMITTEES

- a. Committee Sign-Ups To Date. Lesli motioned, Patrick seconded, and the motion passed by voice vote.
- b. Lakes (Becker and Cohn).
 - i. Proposed Fertilizer ban. Mark motioned for a 2-year ban on all fertilizers. The motion failed to receive a second.
 - ii. Mark motioned to approve Dan's proposal (Full details published in 11/7/25 memo to the community: "Fertilizer Care and Use

Guidelines”). Dan seconded. The motion passed unanimously by roll call vote.

1. No lawn fertilizer may be applied between December 1st and April 1st in any year.
 2. No phosphates or phosphorus-related chemicals may be used or applied to lawns or private gardens in EGPOA at any time. Fertilizer packaging should be marked with a “0” indicating it contains no phosphates or phosphorus-related chemicals.
 3. No lawn fertilizer may be applied within 20 feet of any water body, including any of EGPOA’s lakes or inlets to the lakes (with limited exceptions explained in 11/7/25 memo distributed to the community).
 4. No fertilizer may be applied on sidewalks, driveways, or other impervious surfaces. If fertilizer spills onto these surfaces, it shall not be hosed off, but instead, shall be swept up to prevent it from washing into drains or waterways.
 5. EGPOA Members shall provide notice of these rules to all landscapers, pesticide applicators, or other lawn contractors or professionals.
 6. Violations of the above rules shall carry an initial violation of \$500 and \$1,000 for each subsequent violation(s).
- c. Bylaws (Kennell). (See full bylaws amendment proposals in 10/24/25 community memos.)
- i. The Bylaws Committee proposed a bylaws change to the structure of the existing Transfer Fee as set forth in Article XIV (Transfer & Construction Fund), Sections 1 and 2, changing the existing Transfer Fee from a fixed-dollar amount to a percentage amount of 0.7% based on home or lot sale price. Chris motioned, and Beverly seconded. The motion passed unanimously by voice vote.
 - ii. The Bylaws Committee proposed changes to Article XIII (Reserve Fund), Article XIV (Transfer & Construction Fund) and Article XVI (Financial Statement and Budget), to increase the minimum threshold for requiring a Member approval vote to expend funds for capital repairs and to increase the Board-level minimum for already-budgeted operating expenses. Under the current By-Laws, the Board may not expend more than \$10,000 for capital repairs without first holding a Member vote for approval, unless there is an “emergency” in which case the Board may expend no more than \$17,500 from either the Reserve or the T&C Funds. The Bylaws Committee and Board propose raising those minimums from \$10,000 to \$50,000 for non-emergency repairs and from \$17,500 to \$100,000 in emergencies. The committee also proposed increasing the single-item cost overrun approval provision from \$500 to \$1,000

(Article XVI, Section 4) and the management threshold approval from \$2,500 to \$5,000 (Article XVI, Section 5).

1. Patrick motioned, and Dan seconded.
 2. Lesli motioned to lower the proposed thresholds to \$30,000 and \$50,000. Chris seconded. The amendment failed by voice vote.
- iii. The Bylaws Committee proposed various amendments to clean up or clarify certain terms and wordings in the By-Laws, without much substantive impact. Lesli motioned, and Ilana seconded. The motion passed by voice vote.
- d. Finance (Coder)
 - e. B&G (Kaufman)
 - f. Events (Kaufman and Loomis)

6. NEXT MEETING:

7. EXECUTIVE SESSION.

8. ADJOURN.