



**Emerald Green Property Owners Association**  
**Second Annual Meeting and Monthly Meeting of the Board of Directors**  
**EGPOA Entertainium and ZOOM**  
**Nov. 11, 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)
Joel Cohn	✓ (in person)
Ken Coder	✓ (Zoom)
Chris Loomis	✓ (in person)
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. Operating Budget and Bylaws Amendment Votes

- i. **Proposed Operating Budget.** 271 votes were received (270 electronic). The proposed budget passed with 207.5 votes in favor and 63.5 votes opposed.
  - ii. **Proposed bylaws amendment to clean up/clarify language.** The amendment received 232.25 votes in favor and 35.75 opposed. The amendment passed (86.7% approval).
  - iii. **Proposed bylaws amendment to change the structure of the Transfer Fee.** The amendment received 184.75 in favor and 83.25 opposed. The amendment passed (68.9% approval).
  - iv. **Proposed bylaws amendment to update minimum spending thresholds.** The amendment received 170.5 votes in favor and 97.5 opposed. The amendment failed (63.6% approval).
- b. **Approval of the 10/19/25 minutes.** Dan motioned, Ilana seconded, and the motion passed by voice vote.

## 2. MANAGEMENT REPORT (Nick)

- a. General Update
- b. **Pool House Rental.** Chris motioned to approve, and Patrick seconded. The motion passed by voice vote with two abstentions (Ilana and Sarah).
- c. **Proposal to Reduce Minimum Age for Fitness Center.** 16-17 could access independently with a signed waiver. Dan motioned, Beverly seconded, and the motion passed by voice vote.

## 3. FINANCIAL REVIEW (Ken)

- a. **Review of RBT (accounting) invoices 2024-2025.** Ken said he believed the fees are too high for the services provided and replicate work that is already being done in-house. He will follow up with other vendors with the intention of engaging new auditors for 2026 to substantially reduce costs.
- b. **Sample Equity Reporting - Capital/Engineering Study.** Ken reviewed a sample report he prepared. Patrick added that we will complement that with a capital needs assessment.
- c. **October 2025 Treasurer Report.** Dan motioned, Patrick seconded, and the motion passed by voice vote.

## 4. WATER COMPANY REPORT (Dan)

- a. **Capital Project Update.** Dan described plant upgrades for the forthcoming capital project. Will present at the next EGLLM Water Co. meeting on Wednesday, 11/19 at 4:00 pm.
- b. Dan reviewed the low water pressure event on Nov. 8th that led to an extended Boil Notice.

- c. Patrick asked about the funding timeline for the project. Dan said EGLLM provided all information for financing in July. He said that the delay likely had to do with Sullivan County IDA's priorities - and getting pushed to the back burner on their end - along with counsel issues. Exploring all options, again. Hoping to receive information from other potential lenders this week.
- d. Patrick asked about the Red House. Dan said EGLLM was waiting on legal, and then PSC sign off. Without the bond settled, it is difficult to proceed. Dan said the goal was to complete that transaction asap.
- e. Ilana asked about EGPOA's role. Dan said that EGLLM would not ask EGPOA to be involved in the bonding process.
- f. Chris asked Dan and Nick to provide a conservative estimate of the timeline. They said that some work could begin in as early as 90 days but that the heart of the project would not begin until February 2026. Construction is projected to take about 375 days.
- g. Boil notices. Dan said that current management is following the law and issuing the boil advisories as required by the NYDOH. There was a discussion about how to more effectively reach and update EGLLM customers on future maintenance issues.
- h. Community Comment.

## 5. COMMITTEES

- a. Lakes (Becker and Cohn). Discussed the plantings survey to be distributed to the community.
- b. Bylaws (Kennell). No meeting.
- c. Finance (Coder). No meeting.
- d. B&G (Kaufman). Met on 11/10 with 6 attendees. Future meetings will be second Monday of every month at 7:00 pm.
  - i. Discussed developing PM schedules. Anthony I. will work with management to do an inspection and write up a plan to be reviewed by the committee. This would complement rather than replace a professional engineering plan.
  - ii. Nick said he has not yet received a new bid for the compost gate. Work will likely be delayed until spring. The Board discussed its approval of Ketcham's prior bid - the consensus was that a new bid would require Board approval.
  - iii. Dan asked about developing an annual inspection report to utilize for the following year to inform the fall budgeting process.
- e. Events (Kaufman and Loomis). Met on 11/12.
  - i. Sat. Dec. 13, 4-6pm Gingerbread house making. Signup required.
  - ii. Sat. Dec. 20, live music, potluck.
  - iii. Will create an events checklist for future events.
  - iv. End of year closeout. Equipment refreshment. Reaching out to fitness instructors.

- v. There was additional discussion of the pool table
- vi. Survey to go out in early 2026 about events
- vii. 1st Wednesday every month

**6. NEXT MEETING:**

**7. EXECUTIVE SESSION.** Dan motioned, Joel seconded, and the motion passed by voice vote.

**8. ADJOURN.**