



**Emerald Green Property Owners Association
Special Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
Dec. 21, 2025 - 10:00 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	✓ (in person)
Ken Coder	✓ (Zoom)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Mark Becker	✓ (Zoom)
Dan Brumbaugh	✓ (in person)
Beverly Fernandez	✓ (Zoom)
Alex Rey	✓ (in person)
Sarah Satz	✓ (in person)

Staff: Nick Woerner

Water Co.: Dan Brumbaugh

1. CALL TO ORDER

- a. Approval of the 11/16/25 minutes. Ilana motioned, Joel seconded, and the motion passed by voice vote.
- b. Approval of the 11/23/25 minutes. Ilana motioned, Joel seconded, and the motion passed by voice vote.

2. MANAGEMENT REPORT

- a. **Management & Maintenance Report.** No major maintenance items.
 - i. Sarah said she observed ice skating on Davies Lake. The Board discussed posting additional signage around the lakes and sending a notice out to the community.
- b. **Corporate Governance - Annual Director Conflict Disclosure Form.**
 - i. Patrick reminded the Board to complete the forms and send them to Chris and Nick. This is important for NY law and the audit.
 - ii. Patrick reminded the Board to use EGPOA emails only for all Board business as a matter of corporate record-keeping and maintaining confidentiality.
 - iii. Patrick flagged the need to develop an AI policy for EGPOA to protect the confidentiality of our data.

3. FINANCIAL REVIEW

- a. Review of Nov. 2025 Treasurer Report (Ken)
 - i. Ken noted a positive operating balance and discussed using that surplus to supplement reserve funds. He also believes EGPOA will be able to eliminate the capital gains on the future sale of the Red House. He and Nick reviewed the variance report, with no concerns. Ken and Nick did the report this month without relying on outside accounting.
 - ii. Ken discussed the possibility of changing auditors. He asked whether RBT will complete the 2025 audit. Ken said he has reached out to other auditing firms, but has not yet found much interest. Ilana and Ken discussed the possibility of trying to renegotiate the fees/cutting the scope of work with RBT rather than switching.
 - iii. Joel motioned, Dan seconded, and the motion passed by voice vote.
- b. CD Investment Proposal - Discussion + Board Vote.
 - i. Nick proposed putting \$800,000 from non-operating funds into four 5-month/\$200,000 CD's at Wayne Bank at 3.80% APY. He estimated that this would yield an additional \$5,900.85 in income over and above the 2.00% rate EGPOA earns in its current account. Patrick motioned, Joel seconded, and the motion passed by voice vote. Lesli abstained.

4. WATER COMPANY

- a. Dan reviewed EGLLM financials.

- b. He reported that EGLLM had obtained an updated terms sheet from Wayne Bank, and the EGLLM Board discussed and approved a revised debt funding plan at its last meeting. That remains contingent on EGPOA approval. Patrick proposed that EGPOA Board discuss the plan at its regularly scheduled workshop on Jan. 6.
- c. Ilana reported an issue with the EGLLM emergency number over Thanksgiving.

5. COMMITTEE REPORTS

- a. Lakes (Becker and Cohn, Co-Chairs).
 - i. Mark reported that the Planting subcommittee has received more than 100 surveys, with favorable results.
 - ii. The committee continues to work on a boat slip licensing proposal.
 - iii. Boat Storage and Clean-Up + Storage. Joel motioned to require members to purchase new boat stickers at \$10 per year for all watercraft (including kayaks) being stored at all lakeside land storage areas. Current owners would need to resticker their boats by June 1, 2026. This would allow EGPOA to relocate abandoned boats/kayaks at the lakeside boat storage areas at the dam and Pool. Chris seconded, and the motion passed by voice vote.
- b. Bylaws (Kennell, Chair).
- c. Finance (Coder, Chair).
- d. Buildings and Grounds (Kaufman, Chair). Second Monday of every month at 7:00pm.
 - i. Anthony Minieri and Anthony I. drafted a PM schedule, and asked for Board feedback and discussion going forward.
 - ii. The committee reviewed EGPOA's HVAC vendor.
 - iii. A member proposed developing an Entertainium activity schedule. Nick will follow up.
 - iv. The committee recommended additional courtesy signage at the dog park.
 - v. The committee discussed repurposing the East Wing Boardroom space to allow members to use the space. She recommended the Board consider relocating its meetings to the 2nd floor of the West Wing (which receives little use) and/or reconfiguring the current Boardroom space to open it to other member activities.
- e. Events (Kaufman and Loomis, Co-Chairs).
 - i. Ilana and Chris met with Nick and Anthony about increased staff support for events in 2026 and commended their support this year.
 - ii. Nick reported that the new Karaoke machine arrived. We also replenished consumables (like basketballs).
 - iii. She reviewed the Gingerbread contest and the Potluck.
 - iv. Looking ahead, she said the committee will begin developing the 2026 summer calendar.

- v. Patrick motioned to approve up to \$9,000 for the 2026 fireworks, with timing and vendor to be determined at the discretion of management. Joel seconded, and the motion passed by voice vote.
- vi. Chris motioned to purchase up to \$3,000 in tables and chairs, with details to be determined by Management in consultation with the Events Committee co-chairs. The expenditure would be funded from the activities line. Alex seconded, and the motion passed by voice vote.

6. MEMBER COMMENTS

7. NEXT MEETING: Jan. 11, 2026 at 9:00am in the Boardroom and via Zoom.

8. EXECUTIVE SESSION. Ilana motioned, Chris seconded, and the motion passed by voice vote.

9. ADJOURN