



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
Sept. 21, 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	✓ (in person)
Ken Coder	✓ (in person)
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 First Annual Meeting/Reorganizational meeting/August monthly meeting from 8-17-25. Ilana motioned, Lesli seconded, and the motion passed by voice vote.

2. MANAGEMENT REPORT (Nick)

- a. **Pool closing and off-season maintenance.** The pool is now closed and will be buttoned up this week.
 - i. Will need to purchase a new vacuum during the off-season. Will price that out and either fund it from this year's operating budget or incorporate it into next year's operating budget.
 - ii. Etching was observed in the concrete floor of the pool. This is normal wear and tear - will continue to observe and assess. The solution is to drain and sand. The children's pool has the most wear and tear and will need treatment first - possibly as early as this spring.
 - iii. EGPOA staff will close up the pool.
 - iv. Joel asked about cold lines. Nick said the lines will be blown out and properly shut down.
 - v. Patrick and Lesli asked about chair inventory. Nick said they will get a count as they close up the pool and discard damaged chairs.
- b. **Weed machine update**
 - i. The weed machine was purchased and tested. Currently docked on Treasure Lake.
 - ii. Ken also constructed a barge to off-load cut weeds.
 - iii. Awaiting DEC permits. Tom Ganz is calling every day. Anthony Minieri and Anthony Iannuzzi have both been trained to operate the boat. First focus will be Treasure, since it has lakefront homes, then Davies, then Louise Marie (which has fewer issues).
 1. The steam jenny has been ordered to clean the machine.
 - iv. Received an extension approval for Davies Lake dam repair. Will bid out that work over the next month or so for work to begin in the spring.
 - v. Anthony Minieri also built a boat ramp to launch the machine at Davies.
- c. **Entertainium roof repairs**
 - i. Work substantially complete. Clean up in progress. 20x sheets of plywood and no significant damage underneath.
 - ii. Final invoice received.
 - iii. 15-year warranty on the work.
- d. **Entertainium fitness center equipment update**
 - i. New mirrors were installed.

- ii. Requests for a new punching bag and for equipment to be moved.
- iii. With the mirror project complete, staff will begin to realign and swap equipment in the fitness center.
- iv. Patrick suggested future considerations of fitness center upgrades should be moved to the new Buildings and Grounds Committee.
- e. **Townhouse mailboxes.** Lesli developed a solution for the townhouse mailbox problem. Nick said the Rock Hill postmaster is OK with EGPOA moving forward.
 - i. Ilana asked about building it in-house.
 - ii. Lesli asked about mailboxes - Nick said EGPOA would purchase them to make them uniform.
 - iii. Nick said he aimed to complete the project before winter.
 - iv. Chris asked to do an email vote if the spending threshold of \$500
- f. Entertainment paving. Nick asked about funding that project from the revised assessment budget.
 - i. Dan asked about paving walkways and entrances in the interim in order to obtain the CO.
 - ii. Joel said he would look at the numbers before October.
- g. Patrick said Dawn had volunteered to reactivate the EGPOA merchandise store. Hal previously ran this store.
- h. Joel asked about purchasing a 2023 Coyote tractor, which comes with a brushhog. Would have to sell ours. Larger than the initially approved Mahindra. We bought a JD that was smaller - for less than what Board approved. Board approved 35. This also is less than 35. Great value.
 - i. Sold the original piece approved before we could get it.
 - ii. Trailer purchased.
 - iii. Appraisal, due diligence, egllm vs. egpoa. New at 30k.
 - iv. Joel motioned to sell the existing tractor and purchase the Coyote, \$29,000. Deposit. Pay the difference from. Motion withdrawn.
- i. Joel asked about creating a PM list. Nick said that would be referred to B&G Committee.

3. FINANCIAL REVIEW (Ken)

- a. **Auditing.** Ken proposed shifting some current auditing services to the treasurer and shifting auditing work to a quarterly basis going forward. Monthly adjustments are minor and does not materially affect the books or justify the expense. Ken said that monthly reporting made sense in the past, given the launch of new facilities but is no longer needed. Ken said he could prepare the financials and submit them to auditors for review, which could yield substantial savings.
 - i. Dan and Ilana asked if this was sustainable. In other words, what happens if/when Ken is no longer on the Board. Concern about reducing budgeted funds from operating that might be used later.

- ii. Board will continue to review a monthly financial report.
 - b. July and August 2025 financials. Chris motioned to publish, and Patrick seconded.
 - c. 2026 Operating Budget
- 4. WATER COMPANY REPORT**
- a. Capital project update
 - b. General update
- 5. COMMITTEES**
- a. 2025-2026 Committee Structure and Chairs
 - b. Lakes (Becker and Cohn)
 - c. Bylaws (Kennell)
 - d. Events (Kaufman and Loomis)
- 6. NEXT MEETING:** First Annual Meeting and Regular Monthly Meeting, 10/19/2025 at 9:00 am (EGPOA Board Room and Zoom).
- 7. EXECUTIVE SESSION.**
- 8. ADJOURN.**