Emerald Green Property Owners Association
Special Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
April 19, 2026 - 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	
Ken Coder	✓ (Zoom)
Chris Loomis	✓ (Zoom)
Lesli Askew-Halprin	✓ (in person)
Mark Becker	✓ (in person)
Dan Brumbaugh	✓ (Zoom)
Beverly Fernandez	✓ (Zoom)
Alex Rey	✓ (in person)
Sarah Satz	✓ (in person)

Staff: Nick Woerner and Anthony Minieri
Water Co.: Dan Brumbaugh

1. **CALL TO ORDER**
    a. Approval of the 3/8/2026 minutes. Mark motioned, Ilana seconded, and the motion passed by voice vote.

2. **MANAGEMENT REPORT**

a. **Replacement Reserve Study.** Dave Marino of Reserve Advisors was onsite on Monday, April 13, to complete the field work for the reserve study. He gathered the necessary information and expected to provide a draft report within the next four weeks.
b. **2026 Dues Collections.** Dues collections continue to trend ahead of last year.
   i. March 2026 Collections: $78,361.31
   ii. March 2025 Collections: $81,056.83
   iii. Year-to-Date 2026 Collections: $968,404.03
   iv. Prior Year-to-Date 2025 Collections: $926,114.13
   v. Overall, collections are currently $42,290 ahead of this same time last year.
c. **Open Accounts Receivable.** At the last meeting, the Board requested an update on open accounts receivable. Total Outstanding Accounts Receivable:
   i. January 31, 2026: $1,264,360
   ii. February 28, 2026: $1,186,647
   iii. March 31, 2026: $1,160,563
   iv. April 11, 2026: $1,150,047
   v. Since January, the balance has declined by $114,313, reflecting continued collection efforts and the receipt of current dues and receivables.
d. **Financial Update and CD Purchase Request.** The Association currently holds four certificates of deposit, each in the amount of $200,000, maturing on May 23, 2026. Each CD is expected to yield $3,109.97 in interest, for a total combined interest of $12,439.88. Together with the $3,448.77 already earned through March in the Association's money market accounts, total interest earnings are projected at $15,888.65, exceeding the conservative budgeted amount of $15,000. Separately, the Association currently maintains slightly more than $700,000 in cash on hand, exclusive of the proceeds from the CDs upon maturity. In addition, Special Assessment 4 of 10 has been billed and is expected to generate approximately $535,000. Based on the Association's current cash position, I recommend the purchase of two $250,000 CDs from Wayne Bank on April 20, 2026, for a five-month term at 3.80% APY. These CDs would mature on September 20, 2026, and are projected to yield approximately $3,958.33 each, or approximately $7,916.66 in total interest. Given the Association's anticipated cash position of approximately $2,000,000 in the near term, and with major expenses such as insurance already paid, this would be a prudent and conservative strategy to enhance interest income while maintaining sufficient liquidity for the Davies Dam repair and potential blacktop projects later in the summer and fall. I will revisit this matter with the Board at the May meeting and provide further recommendations concerning the short-term investment of the Association's available cash.
   i. Patrick motioned, Alex seconded, and the motion passed by voice vote.
e. **Replacement of Clubhouse HVAC System.** This project has been completed with no interruptions to scheduled clubhouse events and no cost overruns. Minor taping and painting remain due to sheetrock damage from the prior unit. That work will be scheduled between events and completed in-house.
f. **Removal of Maple Tree Near Office / Entertainium.** The tree removal has been completed. The stump will be ground in the coming weeks. Because heavy rain began on the day of removal, stump grinding was postponed until weather conditions improved.

g. **Ken Herfield Memorial.** We will provide an update at the next meeting of project cost and options.

h. **Dock Installation & Request to purchase additional docks for Dam.** The docks at the pool area were installed on March 31, 2026, and the prior docks from the dam were relocated at that time. The new docks purchased for the dam were installed on April 9, 2026. All dock spaces at the dam have been leased for the season, and four pontoon spaces remain available at the pool area. As a result of the new dock configuration at the dam, the Association has an opportunity to further expand dock capacity at that location. Management has identified 10 used Connect-ADock finger sections, each measuring 4' x 8', that would allow for the creation of additional pontoon spaces at the dam. These sections are available for purchase for $10,000. By comparison, the cost to purchase the same sections new would be approximately $2,775 per section. If approved, this purchase would increase the total number of slips available Association-wide to 26. Based on the Association's two dock-related investments this year totaling $28,000, together with the increased rental fee, management estimates that the cost could be recaptured in approximately nine years, even without any future fee increases.

   i. Lesli motioned, Alex seconded, and the motion passed by voice vote with three opposed. To be drawn from contingency.

i. **Audit and Tax Returns.** Ken signed an extension for the tax return for the POA and Zach signed an extension for the tax return for the Water Company. We should hear something from RBT shortly as it didn't seem like the audit questions were overly involved.

j. **Pool Update.** The pool cover is scheduled to be removed next week. At that time, we will assess the etching on the pool floor and report back on whether it should be addressed before the season opens or after the season concludes. We also anticipate the likely replacement of one of the pool pump motors at an estimated cost of approximately $2,500. Should the cost exceed that amount, I will return to the Board for authorization. This is an example of where increased management spending authority could be beneficial in allowing staff to address routine operational issues more efficiently.

   i. Lesli motioned to authorize $4,500 in repairs, Chris seconded, and the motion passed by voice vote. To be drawn from pool repair.

k. **Dam & Paving Projects.** We are currently reviewing the bid scopes for both projects. We anticipate having the bids issued and returned in time for the Board to review them at the next meeting.

l. **Town Home Mailboxes.** Eddy & Jim are finalizing the mailbox design with the Wurtsboro Post Office and should have the project completed by the first week of May, weather permitting.

m. **Annual Salary Adjustments Proposal.** Last year, the Board discussed having me prepare proposals regarding staff salary increases and bonuses. This is the first part of that discussion, and the more straightforward of the two items, for the Board's consideration. As we are now approximately halfway through the budget year, I thought it would be helpful to begin addressing these items at this time.

3. FINANCIAL REVIEW

a. **Approval of the Feb. 2026 financials.** Lesli motioned, Patrick seconded, and the motion passed by voice vote.
b. Review of the March 2026 financials. Mark motioned, Patrick seconded, and the motion passed by voice vote.

4. WATER COMPANY
a. General Update (Dan)

5. COMMITTEE REPORTS
a. Asset of EGLLM (Dan and Joel)
b. Lakes (Mark and Joel).
c. Buildings and Grounds (Ilana)
d. Events (Ilana and Chris).
e. Motion to allow members to install mailboxes in front of their homes in the condo area, at the request of the Wurtsboro post office. Patrick motioned, Mark seconded, motion passed by voice vote.

6. MEMBER COMMENTS

7. NEXT MEETING: May 17, at 9:00 am in the Boardroom and via Zoom.

8. EXECUTIVE SESSION.

9. ADJOURN