



**Emerald Green Property Owners Association
Special Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
Feb. 8, 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	
Joel Cohn	
Ken Coder	✓ (Zoom)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Mark Becker	✓ (in person)
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 1/11/26 Minutes. Dan motioned, Mark seconded, and the motion passed by voice vote (Lesli abstained).

2. MANAGEMENT REPORT

- a. Management & Maintenance Report - General Update (Nick)

- i. Boardroom Conversion: Tables and bookcases were delivered and built; the other tables were temporarily moved to 2nd floor of the West Wing. Working on other improvements to make this a more flexible space.
 - ii. The floor-cleaning machine was delivered and is in use.
 - iii. Fitness TV's were installed. In addition, the elliptical that was formerly on the 2nd floor of the Pool House was serviced and relocated to the Fitness Center.
 - iv. The pool permit has been issued for 2026.
 - v. Plowing and salting. Nick purchased additional salt and reassigned staff to cover snow removal responsibilities. Additionally, he was able to source a lightly used snow blower attachment for the John Deere tractor locally. It's a 54" model, and it was \$1,750.00. It was used in the last storm and worked well.
 - vi. EGPOA issued 72 violations totaling \$13,450.00 in January.
 - vii. EGPOA was able to collect more than \$6,000 on a previously filed lien on a legal matter.
 - viii. EGPOA did canvas other attorneys for rates. Payton - previously worked with Nick. HR based in Albanay. Also formerly worked with Tracey - real estate attorney in Ulster County. Following Marvin's passing, PK - initially looked for local attorneys but couldn't find anyone. Payton also EGLLM counsel.
 - ix. In January, EGPOA collected \$534,628.62 in 2026 Dues income. That figure is about \$95,000 less than last year. Because dues letters went out earlier in December, members paid their dues earlier and EGPOA collected \$95,000 more than normal in the month of December. Notices have gone out regarding delinquencies.
- b. 2026 Insurance Renewal update.** EGPOA's insurance renewal came in at \$195,187, a 4% increase over last year. This includes general and commercial liability, cyber, and D&O. It does not include umbrella, which is TBD. EGPOA budgeted for a 7% increase in its 2026 operating budget. Will vote to renew via email as soon as the umbrella quote comes in.
- c. Capital Placement Reserve Study.**
- i. An RFP was sent out to nine (9) local and national architects, engineers, and reserve study companies. Four (4) declined, two (2) didn't respond, and three (3) submitted bids.
 - ii. The purpose of this Reserve Study is to evaluate the current condition of common-area assets, establish a long-term capital replacement plan, and provide funding recommendations that support the financial stability and long-term planning needs of EGPOA.
 - iii. Management recommends Reserve Advisors as they offered a comprehensive package and the lowest bid at \$5,400. Lesli motioned, Patrick seconded, and the motion passed unanimously by roll call vote.
- d. Solar Proposal for EGPOA Buildings.** New York State Solar Farm submitted a proposal to install solar panels on the Entertainium. The quoted cost is \$336,182, with tax credits and NYSERDA grants reducing the overall cost to \$215,225. The system would yield an estimated \$771,646 in savings over its 30-year lifespan. Discussion followed.

3. FINANCIAL REVIEW

- a. **Jan. 2026 Treasurer Report (Ken).** No significant variances. Patrick asked Ken to convene a meeting with the Finance Committee to tackle AR. Patrick motioned to approve, Lesli seconded, and the motion passed by voice vote.
- b. **2025 Audit.** RBT's proposal is \$19,000 total (shared between EGPOA and EGLLM, 70/30). Ken motioned, Patrick seconded, and the motion passed by voice vote.

4. WATER COMPANY

- a. **General Update (Dan)**

5. COMMITTEE REPORTS

- a. **Study Committee on EGLLM Asset (Dan and Joel)**
- b. **Lakes (Mark and Joel)**
 - i. **Docks Proposal - Long-Term Lease and Seasonal Rates.**
 - 1. The Lakes Committee recommended increasing seasonal dock fees from \$200 to \$400 for pontoon (double) slips and from \$100 to \$200 for rowboat (single) slips. Mark motioned, Patrick seconded.
 - a. Dan motioned to amend to create a dock reserve, Chris seconded, and the motion passed by voice vote.
 - b. The main motion passed by voice vote.
 - 2. The committee proposed offering 10-year transferable dock leases at \$3,000 per slip. Nine members have expressed interest.
 - ii. **Capital Docks Proposal (LLM Dam).** The committee proposed purchasing 15 like-new dock sections and a ramp for \$15,952.50 and \$1,100 in delivery costs. Sixteen additional single slips. From contingency.
 - 1. Lesli motioned, Alex seconded. The motion passed unanimously by roll call vote (Beverly was not present).
 - iii. **Native Plant List Approval.** Lesli motioned, Mark seconded, and the motion passed by voice vote.
- c. **Buildings and Grounds (Ilana)**
 - i. **HVAC Long-Term Servicing Contract.** EGPOA received 3 proposals. Nick recommended Giant at \$8,975 for a year-long agreement. Patrick motioned, Chris seconded, and the motion passed by voice vote.
- d. **Events (Ilana and Chris)**

6. MEMBER COMMENTS

7. **NEXT MEETING:** March 8, 2026, at 9:00 am in the Boardroom and via Zoom.

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

9. ADJOURN