Emerald Green Property Owners Association
Special Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
Jan. 11, 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	
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. Approval of the 12/21/25 Minutes. Joel motioned, Patrick seconded, and the motion passed by voice vote.

2. **MANAGEMENT REPORT**
   a. **Management & Maintenance Report**
      i.
   b. **Purchase proposals**
      i. Boardroom upgrades to allow more flexible use of the space, including bookcases and modular conference tables. Joel motioned to authorize $4,500 from the 2025 operating surplus, Chris seconded, and the motion passed by voice vote.
      ii. Floor machine proposal ($2,342) to clean the gym floor. Patrick motioned to authorize $2,600 from the 2025 operating surplus, Joel seconded, and the motion passed by voice vote.
      iii. Purchase of two more smart TV's for the fitness center. Patrick motioned to authorize $600 from the 2025 operating surplus, Joel seconded, and the motion passed by voice vote.

3. **FINANCIAL REVIEW**
   a. Dec. 2025 Treasurer Report (Ken)
      i. The CD's authorized at the previous meeting were executed. They mature in May (4 x $200,000 at 3.8% for 5 months).
      ii. Joel motioned to approve and post the December financials, Patrick seconded, and the motion passed by voice vote.
   b. EGLLM Debt Settlement/Red House Accounting Proposal. EGPOA and EGLLM previously voted to approve the transfer of the Red House to settle EGLLM's debt to EGPOA. Joel proposed that any shortfall between EGLLM's debt to EGPOA and the sale price of the Red House be recorded as an additional equity contribution from EGPOA to EGLLM. Joel motioned, Chris seconded, and the motion passed unanimously by roll call vote (Patrick, Ilana, Joel, Ken, Chris, Alex, Sarah, Bev, Dan, Mark).

4. **WATER COMPANY**
   a. Approval of EGLLM Commercial Loan and Mortgage
   b. Chris motioned to approve the term sheet and capital funding plan with a user surcharge of $30 per month. Mark seconded. The motion passed by roll call vote (Yes: Patrick, Joel, Ken, Chris, Alex, Sarah, Dan, Mark; No: Beverly; Abstain: Ilana).
   c. Dan and Nick described plant upgrades.

5. **COMMITTEE REPORTS**
   a. Proposed Ad Hoc Committee to Research and Survey EGPOA's Asset Ownership of EGLLM Water Co. (with Joel and Dan as co-chairs). Patrick

explained that the committee's purpose is to gather information and better understand EGLLM's future options and capital needs. He underscored that the purpose of this committee is fact-finding, *not* to sell EGLLM but to gather information.

b. Lakes (Becker and Cohn, co-chairs). No meeting.
c. Bylaws (Kennell, chair). No meeting.
d. Finance (Coder, chair). No meeting.
e. Buildings and Grounds (Kaufman, chair). Meeting tomorrow (Monday, Jan. 12) at 7:00pm.
f. Events (Kaufman and Loomis, co-chairs). Began planning the 2026 Summer Calendar, with a goal of having the calendar set by the beginning of May. No events in January. Looking into snow-shoeing for February or March.
    i. Nick spoke to an alternate vendor in Penn. Will get back to us with a bid and 7/4 availability.
    ii. Next meeting is Wednesday, Feb. 4, at 7:00pm.

6. **MEMBER COMMENTS**

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

8. **EXECUTIVE SESSION**

9. **ADJOURN**