



**Emerald Green Property Owners Association
Special Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
June 14, 2026 - 9:00 am**

(Please click this link to watch a recording of this meeting on YouTube.)

Name	Present
Patrick Kennell	
Ilana Kaufman	✓ (in person)
Joel Cohn	✓ (Zoom)
Ken Coder	✓ (in person)
Chris Loomis	✓ (Zoom)
Lesli Askew-Halprin	✓ (in person)
Mark Becker	✓ (in person)
Dan Brumbaugh	✓ (Zoom)
Beverly Fernandez	
Alex Rey	✓ (in person)
Sarah Satz	✓ (Zoom)

Staff: Nick Woerner and Anthony Minieri

Water Co.: Dan Brumbaugh

1. CALL TO ORDER

- a. Approval of the 5/17/2026 minutes. Ken motioned, Alex seconded, and the motion was approved by voice vote.

2. MANAGEMENT REPORT

- a. **Reserve Study.** Work was completed in May and reviewed by the Board. Nick described the study as a “living, breathing document” that can be updated every 5-7 years and guide EGPOA in allocating reserve funds going forward. Nick noted that adoption of the plan does not preclude making changes – it’s simply a roadmap. Nick asked the Board to approve posting to the community and to allow a comment period and a town hall. Lesli motioned, Alex seconded, and the motion passed by voice vote.
- b. **Dues collections.** Dues collections continue to track ahead of last year: \$1,010,631 vs. \$988,916 un 2025.
- c. Receivables continue to decline due to ongoing collection efforts. 10 members account for about 65 percent of that balance.
- d. **Transfer and Construction Fund.** \$19,944 collected to date.
- e. **Docks.** All docks delivered and installed. There is one pontoon space and one single space available at the pool, and one space available at the dam.
- f. **Pool Update.**
 - i. Scheduled to open June 19.
 - ii. The pool pump motor was serviced rather than replaced, saving EGPOA about \$3,000.
 - iii. The sprinkler system is operational.
 - iv. Management reviewed the pool floor etching, and will prioritize draining and repairing the small pool in the fall.
 - v. New pool vacuum was ordered, as the existing vacuums are on their last legs, and will arrive next week at a cost of \$2,519.10. Ilana motioned to approve, Lesli seconded, and the motion passed by voice vote.
- g. **Davies Dam Repair Update.** Rizzo Engineering has provided an updated proposal for \$37,492. The money would be pulled from the dam reserve (which is currently funded at about \$100,000). The dam is an earthen dam, and there is seepage that the DEC says needs to be repaired. This conversation has been going on for about a decade, and the DEC now insists on action this year. Rizzo provided the original plans, and the proposal is to update the plans, handle bids, manage the project, and submit record drawings for the DEC and EGPOA.
 - i. **Funding sources.** Nick said that other funding sources to cover the balance of the project could be drawn from Capital Reserves, T&C, or other operating reserves.
 - ii. **Project schedule.** Nick said that Rizzo would inspect the dam in the next week, issue updated bid documents, then solicit bids during the first half of July, review those bids in late July, and award a bid by the end of July. The construction would be completed no later than the beginning of November.
 - iii. Lesli asked for regular community updates during the process.
 - iv. Ilana motioned to approve, Joel seconded, and the motion passed by voice vote.
- h. **Asphalt/Paving Update.** Paving work was completed at the pool. Work at the Entertainium will begin in the next several weeks, probably after July 4. Notice will be sent to the community.
 - i. The Board approved paving 7-1 by email vote in May, selecting Poley Paving to complete the work for \$214,500.

- i. **Remaining Summer Capital Project Authorizations.** Request to spend \$6,000 from the T&C to replace the roof on the maintenance shop/shed and to paint both buildings to match the Entertainium. The total roof area is about 19 squares. All work would be completed by EGPOA staff. Lesli motioned, Joel seconded,
 - i. Lesli motioned (with monies coming from the building maintenance/repairs line rather than the T&C), Joel seconded, and the motion passed by voice vote.
 - j. **Weed machine.** The machine was serviced and has been deployed on Treasure Lake. It will move on to Davies next.
- 3. **FINANCIAL REVIEW.**
 - a. 2025 draft audited financials.
 - i. No issues were found in the audit.
 - ii. Nick has moved the monthly accounting functions in house, which is saving EGPOA about \$1,800 per month. Accountants still review the financials, and Ken also still has oversight. We pay the accountants for annual audit, preparation of tax returns, and consulting services as needed. Dan motioned, Ken seconded. The motion failed on a roll call vote (Yes: Ken, Lesli, Dan, Alex; No: Ilana, Joel, Chris, Mark, Sarah)
 - b. Review of May financials. Ken motioned, Lesli seconded, and the motion passed by voice vote.
 - c. Treasurer's proposal to combine certain funds.
- 4. **WATER COMPANY**
 - a. General Update (Dan).
- 5. **COMMITTEE REPORTS**
 - a. Bylaws Committee.
 - i. Proposed bylaws amendment to reduce the number of directors.
 - ii. Proposal to modify term limits and stagger terms.
 - iii. Chris motioned to approve the amendments for member vote with the caveat that there is no language framing board endorsement on the ballot. Sarah seconded. The motion passed by roll call vote (Yes: Ilana, Joel, Ken, Chris, Lesli, Alex, Sarah, Mark, No: Dan).
 - b. Lakes.
 - i. Fish stocking. The Board approved fish stocking at a cost of \$6,497.02 by email vote (7-1).
 - c. Buildings and Grounds
 - d. Events
- 6. **MEMBER COMMENTS**
- 7. **NEXT MEETING:**
 - a. Possible special meeting on Sunday, July 19 at 9am.
 - b. Regular meeting on Sunday, July 19 at 9am.
- 8. **EXECUTIVE SESSION.**