



**Emerald Green Property Owners Association
Special Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
May 17, 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	✓ (Zoom)
Ken Coder	✓ (in person)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (Zoom)
Mark Becker	✓ (Zoom)
Dan Brumbaugh	✓ (Zoom)
Beverly Fernandez	✓ (in person)
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 4/19/2026 minutes. Ilana motioned, Ken seconded, and the motion passed by voice vote.

2. MANAGEMENT REPORT

- a. **Replacement Reserve Study.** Dave Marino of Reserve Advisors completed the on-site field work on April 13, 2026. Management had been advised that a draft report would be delivered by May 14, 2026. As of May 15, 2026, the draft is still under review by Reserve Advisors' internal review department. Once received, management will distribute the draft to the Board for review and comment.
- b. **2026 Dues Collection. Dues collections continue to track ahead of the prior year. Year-to-date collections through April reflect continued strong performance relative to 2025. Period Amount**
 - i. April 2026 Collections \$65,211
 - ii. April 2025 Collections \$79,127
 - iii. Year-to-Date 2026 Collections \$991,780
 - iv. Prior Year-to-Date 2025 Collections \$955,951
 - v. Overall, collections are currently \$35,829 ahead of this same time last year.
- c. **The outstanding accounts receivable balance has continued to decline through April, reflecting ongoing collection efforts and the receipt of current dues payments.**
 - i. January 31, 2026 \$1,264,360
 - ii. February 28, 2026 \$1,186,647
 - iii. March 31, 2026 \$1,160,563
 - iv. April 30, 2026 \$1,616,675. Includes \$409,066 of Revised Capital Assessment.
 - v. Tracy Kellogg filed 23 liens for delinquent accounts. An additional 14 liens will be filed next week. 3 homeowners have entered into payment plans and 2 delinquent accounts were paid in full.
- d. **Year-to-date collections through April 2026: \$14,735.**
- e. **Financial Update and CD investment.** The four \$200,000 certificates of deposit will mature on May 23, 2026, yielding a combined \$12,439.88 in interest as projected. Together with money market earnings of \$3,448.77 through March, total interest income is tracking at approximately \$15,888.65 – above the budgeted amount of \$15,000. As approved at the April meeting, two \$250,000 certificates of deposit were purchased from Wayne Bank on April 20, 2026, at 3.80% APY for a five-month term, maturing September 20, 2026. Each CD is projected to yield approximately \$3,958.33 in interest, for combined projected interest of \$7,916.66. Management will continue to monitor the Association's cash position and provide further investment recommendations at the June meeting.
- f. **Dock Installation and Additional Dock Purchase.** All of the docks have been delivered and installed. Four pontoon spaces remain available at the pool area, and there are 2 spaces available at the dam.
- g. **Audit and Tax Returns.** As of May 14, 2026, the financials are in the quality control process. The auditors have received all outstanding items from management, including the final outstanding legal confirmation, which was transmitted to the auditors on May 14, 2026.
- h. **Pool Update.** The pool cover is scheduled to be removed on Monday, May 18 and Tuesday, May 19. 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. Readyng the pool for opening on Father's Day Weekend.

- i. **Davies Dam Repair.** Management is in contact with Rizzo Engineering regarding the project and an update on the prior figures. Additionally, we have located the valves that will need to be utilized during construction of the dam.
- j. **The following bids were received for the paving project:** Note: In the Revised Capital Assessment, \$220,630 had been allocated for parking lot paving and striping at the Entertainium and Pool.
 - i. Contractor 2025 Pricing 2026 Pricing
 - 1. Sullivan County Paving 2025 Pricing: \$248,600, 2026: \$289,674
 - 2. BTM: 2025: \$264,758 No updated bid given; significant increase indicated
 - 3. Callanan Industries 2025: \$283,150, 2026: \$291,600
 - 4. Poley Paving & Construction Corp – 2026: \$214,500. Management recommends awarding the paving contract to Poley Paving & Construction Corp, as they are the lowest bidder at \$214,500, are the original contractor for this work, and have the ability to complete the work at the Pool area prior to the summer opening.
- k. The proposed annual salary adjustment plan was presented at the April meeting. We respectfully request the Board's consideration and approval of the plan.
 - i. Chris motioned, I recommend that the Board adopt an annual salary adjustment policy providing that eligible employees receive an increase equal to the annual change in CPI-U, subject to a minimum increase of 3.0% and a maximum increase of 6.0%, unless otherwise modified by Board action. Chris motioned, and Ken seconded. Ilana motioned to amend to 3% baseline. Dan seconded. Patrick Y, Ilana Y, Joel N, Ken N, Chris N, Bev Y, Sarah Y, Alex Y, Dan Y, Lesli, Y, Mark N.
Main motion. Patrick Y, Ilana Y, Joel N, Ken N, Chris Y, Bev Y, Sarah Y, Alex Y, Dan Y, Lesli Y, Mark N.
- l. **Spring/Summer Projects.**
 - i. Request to rent an 18,500 lbs Mini-Excavator for one week from Sunbelt Rentals for the cleanup and removal of fallen trees and for the cleanup of the boat storage area, at a total cost of \$3,019.30, to be funded from excess funds in Account 5310 – General Insurance. Appropriate budget modification and annotation to follow.
 - 1. Patrick motioned, Ken seconded, and the motion passed by voice vote.
 - ii. Request to rent a 12" Wood Chipper for one week from Sunbelt Rentals to chip all accumulated brush and trimmed tree branches, at a total cost of \$1,598.38, to be funded from excess funds in Account 5310 – General Insurance. Appropriate budget modification and annotation to follow.
 - 1. Joel motioned, Ken seconded, and the motion passed by voice vote.
 - iii. Request authorization to spend up to \$5,000 from the Transfer and Construction Fund to replace the roof on the maintenance shop and shed, and to paint both buildings to match the buildings at the Entertainium. The total roof area is approximately 19 squares. All work would be completed by Association staff. No vote taken. Ilana asked about putting this back on the agenda.

- iv. Request authorization to spend up to \$5,500 from the Transfer and Construction Fund to install tongue and groove pine under the pavilion at the pool, stain with Arbor Coat stain, and install new recessed LED lights in the new ceiling. All work would be completed by Association staff, with the exception of electrical wiring. (Approximately \$4,000 for pine, stain & fasteners; \$1,500 for wiring and lights.)
 - 1. Joel motioned for up to 7k to include ceiling fans, Patrick seconded, and the motion passed by voice vote. Sarah abstained.
- v. Dam Fence Repair – The Association received \$3,352.00 from Farmers Insurance for damage to the dam fence. The fence will be repaired in-house by Association staff. Additionally, the broken chain-link fence running along the property will be replaced with similar fencing to match the existing black aluminum fence.

3. FINANCIAL REVIEW.

- a. Alex motioned, and Bev seconded, and the motion passed by voice vote.

4. WATER COMPANY

- a. General Update (Dan).

5. COMMITTEE REPORTS

a. Lakes (Mark and Joel).

- i. Received three permits for plantings. Want to re-canvas for interest.
- ii. Goose addling proceeding, with a round-up for June.
- iii. Planning on carp re-stocking.
- iv. Contacted 2 lakes management companies.
- v. Joel raised the question of suspending boat stickers for those who don't store boats in common areas.
 - 1. Patrick Motion to require stickers for all watercraft regardless of storage. The fee is only charged to those storing in common areas. Patrick withdraws.
 - 2. Joel motioned to require all watercraft and associated trailers to have a sticker. No fee. Boats without a sticker can be removed from common areas. Bev seconded. Clarifying - getting a \$10 credit.

- a. Motion passed by voice vote.

b. Bylaws (Kennell).

- i. Patrick reported on a proposed bylaws amendment to increase the threshold for member-approved spending. Approved by the Bylaws committee. Chris motioned, Ken seconded. The motion passed unanimously by roll call vote (Mark Becker was no longer present).
- ii. There was brief discussion of a bylaws amendment proposed by management to reduce the number of directors, modify term limits, and stagger terms.

6. MEMBER COMMENTS

7. NEXT MEETING: June 14, at 9:00 am in the Boardroom and via Zoom.

8. EXECUTIVE SESSION.

9. ADJOURN