EEPOA Board of Directors Meeting 10/20/2026

Minutes

Meeting called to order at 6.30 by the Treasurer, those present – Rocco Malago, Steve Isaacson, Jason Cacoperdo, Debbie Scott, David Hensey

1 – Board resignations rescinded until replacements seated and trained – David Hensey (Treasurer) and Rocco Malago (VP) resignations that were announced at the Annual meeting, effective 10/31or when a replacement was identified, seated and trained, were rescinded in the interest of the Board being able to effectively operate.

Steve raised an objection, feeling there are legal grounds that prevent them rescinding and stated he had 3 or 4 volunteers ready to join but did not proffer names of the volunteers. Whilst Steve maintained his objection, all others agreed with rescinding the resignations. Steve also called out that Jason had also resigned, but in a personal text message exchange between him and Jason. No formal resignation had been issued by Jason.

2 – Nominating and Voting on President – Rocco nominated Dave for President and was seconded by Debbie. Jason also nominated for the roe. Majority vote was for Dave; Steve Isaacson abstained from voting.

3 – Treasurer role – with Dave taking on President, Rocco volunteered for the Treasurer role, and this was approved by the majority. Rocco will also maintain website responsibilities until new Board members are voted on.

4 – Jason will continue as Grounds and Buildings and Debbie as VP. All agreed that we can look to rotate roles next year as we settle the new Board in. The Secretary role will be covered by current Board members until new members are identified.

5 – Jason raised the situation of Steve's position on the Board. There was a good deal of debate, with Steve adamant he was the only true current Board member, alongside Debbie, and was not recognizing the rescinding of resignations made during the meeting.

There was then a motion to remove Steve from the Board, citing lack of fulfilling his role as Secretary, sharing unapproved Board communications, and not adhering to confidentiality of the Board discussions. Motion was by Rocco, seconded by Dave, approved by Jason and Debbie. Discussion continued briefly with Steve, until he left the meeting.

Remaining Board members continued with the agenda:

6 - Reviewed meeting minutes from the Annual Meeting, a couple of updates/changes were highlighted which Dave will update and then send out for final approval and posting to the website.

7 – Discussion around volunteers that the Board were aware of after the Annual meeting. The expectation set that we reach out, ask for background, skills, experience so we can determine the best fits for the Board. 4 people had expressed interest in volunteering during conversations after the Annual meeting. Corey Kennedy, Denise Hiner and TJ Bishop were 3 and Rocco is identifying the 4th person. We will then reach out via email with the above request for interest and details. Plan is to either have reviewed ahead of meeting planned for November 18th and invite selected new members to the meeting or discuss with all volunteers at the meeting and make decisions on who to appoint to the Board.

8 – Briefly discussed Code of Conduct, full agreement we need to develop one, and hold each other accountable to a standard of behavior on the Board. Will pick this up in the next meeting.

9 – Signatories – decision made to add Rocco and Jason as signatories to the account, and remove Dean and Steve.

10 – Email password/transition – Dave advised he is currently trying to change the password, but Steve's assistance is still needed to update 2 factor authentication and fully transfer account to Dave.

10 – Facebook administration – brief discussion on whether to hand back to the community but will be further conversation at the next meeting.

11 – Jason raised that the Board must respond to Gayle Parker's concern, which has been raised for 3 years at the annual meetings. Action taken by Jason and Dave to review her concern and the associated covenants to make a definitive decision and communicate back whether this is a Board matter or a neighbor to neighbor matter. Agreed we would review the outcome of this at the meeting on 11/18.

12 – Agreed next meeting date of 11/18, and Debbie once again volunteered to host

13 – Jason raised the upcoming winter season and likelihood of snow. Rocco volunteered to assist Jason with this process through the next few months. Jason also advised the snow contractor we use is increasing prices and Jason will get the details of the increase and provide to the Board for review.

14 – Items agreed for next meeting and potential asks for volunteers:

- Code of Conduct – Board to initiate this action

- By Laws and Covenants – solicit again for Community members to join committees to work on these
- ARC Committee – reach out to Community for volunteers to re-form this committee
- For meeting in Q1, Jason will present a proposal for Boat Ramp Keys, potential change to the process, lock box etc.. Details to be sent ahead of meeting for review.

AOB

- Jason noted that the State representative will be in the development on November 12th at 9 am for walk around and talk about speed signs.
- Question raised about when the Fire Department Santa visit to the development, Rocco was going to see if he could find information this and then we will share on Facebook and the Website
- Rocco mentioned using Discord if we need virtual meetings and consider setting up as needed for Board meetings initially and then consider that for an option available at future Annual meetings.

Meeting adjourned at 7.51pm