

EEPOA Board Meeting Summary — August 20, 2026

Attendance: Dean Dey, David Hensey, Rocco Malago, Jason Cacoperdo, Deborah Scott, and Steve Isaacson

Meeting called to order: 6:29 p.m.

Meeting adjourned: 7:53 p.m.

- The Board discussed the process for preparing meeting minutes.
 - Meetings are recorded and transcribed, and the transcripts are summarized using AI.
 - Board members are responsible for reviewing the summaries for accuracy.
 - The Board unanimously approved the 2025 Annual Meeting minutes and the July 1, 2026 minutes presented by Steve.
 - Approved minutes will be converted to PDF and provided to Rocco for posting on the website.
 - The Board agreed that future draft minutes can be circulated and approved by email instead of waiting until the next meeting.
 - Only approved minutes—not unreviewed drafts—will be posted publicly.
 - Missing minutes from earlier meetings, including meetings concerning the boat ramp and swales, will be located if available.
- The Annual Membership Meeting is scheduled for Saturday, October 17, 2026, from 10:00 a.m. to noon at the Lewes Senior Center.
 - The date will be reconfirmed with the Senior Center.
 - The \$75 rental fee must be paid approximately one month before the meeting.
 - The building keys will be picked up shortly before the meeting.
 - Board members will arrive at approximately 9:00 a.m. to arrange 50–75 chairs and tables.
 - The annual meeting announcement postcard should be mailed approximately three weeks in advance.
 - The postcard and agenda will identify major issues that may be discussed or voted upon, including the proposed radar speed signs, annual dues, the budget, and Board elections.
 - The agenda will also be posted on Facebook and the EEPOA website.

- Jason and Dean's Board seats will be up for election. Dean stated that he is retiring from the Board and will not serve if reelected.
- The Board discussed improving voting procedures at the Annual Meeting.
 - Sign-in sheets will be arranged alphabetically and divided among several registration tables.
 - Eligibility will be checked against the homeowner directory.
 - Renters may attend but will not be eligible to vote unless properly authorized.
 - Each eligible property will receive one colored voting card, ensuring one vote per property.
 - Board-member elections will continue to use written ballots.
 - People making or seconding motions should identify themselves so their names can be recorded accurately.
 - Homeowners may be asked to provide or confirm email addresses and authorize their use for official EEPOA communications.
- Jason presented information about purchasing two radar-activated speed signs.
 - The initial proposal is to install two signs near the community entrances.
 - Each sign would face one direction and activate only when a vehicle exceeds the programmed threshold.
 - The signs are programmable, solar-powered, and have secured control boxes.
 - The signs do not photograph vehicles and are not license-plate-reading cameras.
 - Preliminary total project cost is approximately \$7,000–\$8,000, including the signs, concrete footers, installation, and related equipment.
 - The equipment has a one-year limited warranty, with a longer warranty reportedly available for the batteries.
 - A temporary speed sign previously used in the community appeared to reduce speeds.
 - Because the proposed expense exceeds the Board's \$5,000 spending authority, the proposal will be presented to the membership for a vote at the Annual Meeting.
 - Jason will provide a detailed cost spreadsheet, product brochure, warranty information, and proposed locations.

- Possible state grant funding is also being investigated.
- Additional signs could be considered later if the first two prove effective.
- Speed bumps were discussed but were not favored because of road ownership questions, noise, and other practical concerns.
- David presented the Treasurer's report and preliminary 2027 budget.
 - Most spending is tracking close to budget.
 - Grounds-maintenance expenses exceeded the budget because of tree pruning and removal.
 - Post-office-box, postage, printing, and insurance expenses also increased.
 - Insurance is now approximately \$5,000 annually; the proposed 2027 budget may allocate \$6,000.
 - Approximately \$15,000 was returned to the money-market account, bringing its balance to roughly \$30,000.
 - Snow-removal funding will remain unchanged because severe weather can create significant unanticipated expenses.
 - The Board expects to recommend keeping annual dues at \$100 for 2027.
 - A possible long-term reserve goal of approximately \$50,000 was discussed.
 - Dues could potentially be reconsidered after an adequate reserve is established, but no reduction was proposed for 2027.
 - Approximately 18 properties still owe dues; only one account is more than one year overdue.
 - The Board will continue monitoring the seriously delinquent account and may consider further collection action next year.
- Jason will report at the Annual Meeting that completing the remaining boat-ramp improvements would cost approximately \$34,000.
 - The Board does not currently have sufficient funds for that work.
 - A small pier or boarding platform would account for approximately \$4,000 of the estimated cost.
 - The pier would primarily assist boaters entering and exiting their boats rather than serve as a kayak launch.
 - A future system for replacing and controlling boat-ramp keys was discussed.

- The Board may change the lock and issue new keys next year.
- The Annual Meeting notice could instruct homeowners to obtain updated keys.
- The Board discussed reports of possible unauthorized use of the boat ramp but took no immediate action.
- A fallen duplicate “No Trespassing” sign near the ramp will be removed.
- Building and Grounds items included:
 - Community streetlights have been repaired.
 - The entrance planting beds are being maintained at approximately \$85 per visit.
 - Replacing certain entrance plants with stone was discussed as a future drainage and maintenance improvement.
 - The Board agreed to begin developing a long-term community improvement “wish list.”
 - Possible future projects include entrance-sign restoration, boat-ramp improvements, road and swale repairs, and other community investments.
 - The existing entrance signs remain serviceable and do not require immediate replacement.
 - The pothole near Buttonwood and Sycamore and a drainage/swale problem on Edgewood remain concerns.
- Architectural-review matters were discussed.
 - A proposed 8-by-10-foot porch appeared to comply because the property is set well back from required setbacks.
 - Homeowners should continue submitting architectural-review applications before constructing sheds, fences, porches, or similar improvements.
 - Six-foot fences have sometimes been approved, particularly for swimming-pool safety, even though the covenants may contain different language.
 - Shed setbacks, fence heights, lighting standards, and similar requirements may need to be clarified during the covenant review.
 - The Board discussed recruiting homeowners to serve on a separate Architectural Review Committee, as contemplated by the governing documents.

- Until another arrangement is established, Dean will continue handling architectural-review requests through the end of his term.
- The Board clarified the status of the Bylaws and Covenants Review group.
 - The earlier email action supporting its independence was acknowledged for inclusion in the meeting record.
 - The participants are working as an independent homeowner group rather than a formal Board-controlled committee.
 - They may research and prepare recommendations, but proposed changes must ultimately be submitted through the required Board and membership approval process.
 - Steve explained that information he sent to the group was intended only as helpful research, not as supervision.
 - Bylaws govern the organization's operations, while property restrictions belong primarily in the covenants and require a more demanding amendment process.
- Communications matters included:
 - Rocco reported that the website is current and that he will post the newly approved minutes.
 - Steve will continue serving as Secretary until a replacement is found, despite having submitted his resignation from that office.
 - Steve will also continue managing the EEPOA Facebook page and community emails.
 - The Facebook page is increasingly being used for community information and activities.
 - The Board expressed caution about posting commercial recommendations that might appear to be official EEPOA endorsements.
- Yard and advertising signs were discussed.
 - Temporary contractor and service-company signs are generally expected to be removed when work is completed.
 - Political signs are governed by state law and cannot necessarily be prohibited by the association.
 - Any future standards concerning the size or duration of yard signs should be addressed in the covenants rather than the bylaws.
- The Board briefly discussed creating a "good neighbor" policy addressing exterior lighting.

- Concerns included bright floodlights shining onto neighboring properties late at night.
- Possible standards could require motion sensors, switches, shielding, or reasonable operating hours.
- No action was taken; the issue may be considered during the covenant-review process.

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