EEPOA 35th Annual Membership Meeting Minutes
October 17, 2026

Board Members Present: Dean Dey, Jason Cacoperdo, David Hensey, , Steve Isaacson, Rocco Malago, Debbie Scott

Members Present: 29 voting member(s) were in attendance, covering 32 unique properties (homes and/or lots). This is noted as 1 voting member, when 2 attended from the same property. 29 votes = 10% of the total membership.

Meeting called to order at 10:03am by Dean Dey.

Dean Dey shared a general update on:

- Spring/Fall Yard sale(s)
- Minos Conaway Project
- Announced his resignation/retirement from the Board effective immediately after 35 years. Dean was the original author of the Bylaws.
- Dean deferred questions regarding the Bylaw and Covenant updates to the committee who provided the current draft of recommended changes.
- Dean noted that Red Mill Pond will be lowered in February for about a month.

David Hensey provided the Treasurer's update:

- Last fiscal year expenditures and what added to the cost of operations - tree work, snow events, increase in insurance premiums
- Dave reviewed account balances for each section and opened questions to the members
- Dave presented the Board's proposed budget for fiscal year 2026-2027, expected to come in around $23.6k
- Stripe update – efficiency, no cost to the members, fees absorbed by association, about 50% used this first year.
- Wix renewal is for 2 years, due this year for $840, will be $0 next year
- There was a question on snow expenses in the previous year and how payment and reimbursement works.
- There was a question about the pumping station and the expenses for that which was explained by the President Dean Day.
- Motion made to approve the annual dues of $100 - 29 Voted (Yes) 0 Voted (No)
- Motion made to approve the annual budget of $23,615. 32 (Yes) 0 Voted (No)
- Dave ended by announcing his resignation effective 10/31 and that he would maintain his duties until month's end.

Jason Cacoperdo provided the Buildings & Grounds update:

- Shared that front entrance beds are only maintained as there is no irrigation, etc. to support complex landscaping.
- Shared that we had significant snow events this past season and intend to contract with the same company for the upcoming season- encouraged members to use Facebook or the gmail to share photos/feedback again this year.
- Shared that he has been working for over a year on the concerns regarding speeding in the community. Speed signs of various types are only one potential option, others are speed bumps, speed signs, additional stop signs, lowering limit, free solar sign through State Representative support. Discussion ensued about whether speeding is an issue, and the various options to address - many preferences and suggestions made by members present. If community receives a free solar sign from the State, Jason suggested members email the Board with any placement suggestions. If any solutions require spend over the Board's limit, they will seek community vote and keep members informed.
- Drainage on Elm Court raised by Gayle Parker, who stated this is the 3rd year she has raised. Ms Parker questioned why the Board isn't doing anything about it as she believes it's in the current Bylaws. Dean shared that swale modifications that may impact other residents are not under the governance of the POA.

Architectural Review:

Dean shared that requests should be submitted through the website's form and the association's gmail. Main concerns in the past were setbacks but noted that the Board would like to have Covenants changed to align with Sussex County setbacks in the future. Asked for volunteers to join ARC – no volunteers received.

Social Media:

Rocco shared that the website fee will cover the next 2 years. Questions were raised about prior Board meeting minutes not being available on the website. Rocco stated that he can only upload what has been received through the Secretary and only those completed by the Secretary the past year have been uploaded. Rocco explained about the difficulty of using Zoom for this meeting and shared that the Board would be doing research to ensure virtual attendance going forward.

Rocco ended by announcing his resignation effective the end of the month and would stay on to train up a new Board member on the responsibilities.

Board Member Extensions/Appointments

Jason Cacoperdo extension to 2029 –

motioned by Jerry Maklaus, Seconded Patti Scallan – unanimous vote in favor of extending

Debbie Scott appointment confirmation –

motioned by Kathy Gantz, seconded by Rocco Malago – unanimous vote in favor of appointment

Other Business:

- A member asked for the cost to update the boat ramp. One quote Jason had obtained is $34,680, which includes the removal and replacement of the old concrete, as well as the addition of a 10' x 1.5'pier. The Board has no intention of pursuing such updates without majority vote from the community. The quote was obtained for information purposes only.
- One of the committee members who drafted potential changes to the Bylaws shared with the members present that the work had started. Volunteers were requested, no volunteers received.

Meeting adjourned at 11:24am.