

EPPOA Annual Meeting Minutes

July 16, 2023

EPPOA Board Members: Tom Allen (President), Jim Clancy, Jack Hill (Waterfront Chairman), Sue Kriz (Treasurer), Tony Muglia (Vice President) and Sue Roemer (Secretary)

- **Call to Order at 11:00**

- **Review and approval of 2022 Annual Minutes**
 - Motion to approve – Barb Thavis
 - 2nd Motion – Lisa Simpson

- **Financial update and review of 2023 Budget**

- **Items voted on:**
 - 1) 2023 Budget
 - Motion to approve – Mike Kriz
 - 2nd Motion – Bob Garrett
 - 2023 Budget was approved by a unanimous voice vote with not dissents

 - 2) Board recommendation to levy a special assessment to fund road resurfacing in the amount of \$400.00 per homeowner per year for 5 consecutive years, due and payable on June 15th of each calendar year commencing June 15, 2024 with final payment due and payable on June 15, 2028
 - Motion to approve – Diane Greenless
 - 2nd Motion – Lynn Zimmerman

35 members voted on the Special Assessment to fund resurfacing the roads

 - Votes were tallied immediately after the meeting with 31 yes and 4 no.
 - The special assessment will begin in 2024 (ending in 2028) and will be due at the time of annual dues (June 15th). There was a question asked regarding paying the entire amount all at once, which is perfectly acceptable.

As with those members who do not pay their dues, a member that does not pay the special assessment will have a lien placed on their home.

- **Old Business**

- 3) Porta Potty structure – Sue Roemer confirmed the structure is complete. A few concerns were raised regarding which way the door is facing. Sue will look into some options to close off the opening so it is not visible to member households.
- 4) Pavilion floor repair – Tom Allen addressed the need to look into repairing/replacing the floor in the future.
- 5) New Signage – Jim Clancy & Tony Muglia are working on purchasing and installing new stop signs etc. and hope to have it complete by fall.
- 6) Seawall Restoration – Jack Hill is looking into options, possibly adding boulders to the north side. For now, Jim Clancy will get in touch with his contact to repair the cracks.
- 7) Water rights/pier placement – Jack Hill commented that we have no legal recourse and the home to the north of the pier is not violating any rules/regulations regarding the placement of their pier. 1 boat slip is vacant, that member has a bye for this year.
- 8) Abandoned Watercraft – 1 paddleboat which has been abandoned for many years was removed for trash pickup.
- 9) Airbnb rental – concerns were voiced over the rental of the house at 543 Oakwood Trl. The owner is in violation of EPPOA by-laws and Common Property usage agreement and is subject to fines.

- **New Business**

- George Howard would like the board to take into consideration having term limits on how long a member can have their boat on the pier as well as increasing the fee.

- Motion to adjourn – Dan Thavis

Next meeting is September 3rd at 11:00

Submitted by Sue Roemer – EPPOA Secretary