EPPOA Annual Meeting Minutes
July 18, 2026

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**

- **Approval of 2025 Minutes**
  - Motion to approve – Tom Allen
  - 2nd Motion – Tony Muglia

- **Financial update**
  - Motion was made by Sue Kriz and seconded by Mike Pedraja to increase Pavilion repair budget from $5,000 to $10,000. The motion was approved

- **<u>Old Business</u>**
  - Pavilion floor repair
    - Kurt Yearwood will oversee and help with the repairs to the pavilion
      - Replace planks as needed
      - Sand and stain floor and stairs
      - Power wash entire pavilion
      - Paint railings
  - Road Repairs
    - Kyle from Johnson Paving was our and made the necessary repairs
  - Pavilion/Pier
    - Reminder to act with appropriate behavior when using the pier/pavilion
  - One Way Roads
    - Reminder to obey the one-way road signs as well as the 10mph speed limits

<u>New Business</u>

- 4th of July Picnic – Thanks again to Jaime Medlicott, Nicole Garrett and volunteers for a successful picnic.

<u>Annual Meeting Items</u>

- Membership vote on 2026 Budget
  - Motion to approve – Jan Allen
  - 2nd Motion – Sue Roemer
- Increase annual dues by $50/year beginning in 2027 to cover potential upcoming expenses, seawall, concrete

- Motion to approve – Sue Bradley
- 2nd Motion – Jim Clancy

8) Election for Board of Directors

The following members have submitted their names for 2 year-term 2026-2028:

Jack Hill, Sue Kriz, Tony Muglia, Mike Pedraja, Sue Roemer, Amy Wiesenmayer, Jim Clancy.

- Motion to approve Tony Muglia
- 2nd Motion George Howard
- The above members were elected by acclamation

Tom Allen has decided to resign after serving the last 6 years as president. Multiple projects were completed under his leadership. We want to thank Tom for his leadership, hard work, legal expertise and dedication to the community.

Open Discussion

- Membership directory – Sue R will put together a directory which will only include Homeowners name and address
- Will inquire with the paving company about an extended warranty for the roads. Currently have a 1-year warranty
- Sub-committee formed regarding the seawall repair. Jim Clancy and Rick Walsh will gather information

- Motion to adjourn – George Howard , 2nd Tony Muglia

Next meeting is Sunday Sept 6th at 11:00 am

Submitted by Sue Roemer – EPPOA Secretary