

East Piney Island Community Association (EPICA) Annual Report, Chincoteague Island, Virginia, October 1, 2021



Dear East Piney Island Property Owner,

Again, this year the EPICA October Annual Meeting will be virtual, considering the on-going Covid 19 threat, particularly the Delta variant.

The following text documents our current status:

EPICA Board Treasurer Greg Balasus' 2021 Annual Report shows where we are financially.

EPICA has received 48 dues payments (\$200 for a house and \$100 for a vacant lot) totaling \$10,700.00.

Total paid to vendors is \$5,877.35. Almost all the funds were expended for roads upkeep. In addition, there were small outlays for our P.O. Box, Website hosting and the annual non-profit organization registration fee to the State of Virginia.

The remaining balance in EPICA's account at PNC Bank on Chincoteague is \$7,483.61, with the Fall 2021 road work yet to be done and paid for.

By comparison:

There were 55 dues payments in 2020 for a total of \$12,285.00 and \$12,066.60 in vendor payments.

In 2019 45 dues payments were made for \$9,800.00, with \$13,713.00 in vendor payments.

As of this September, only 48 out of 110 property owners have paid their 2021 dues. That's just 44%! We need approximately 75 paying members to cover the projected annual road maintenance costs of plus-minus \$15,000.

Bottom line: No money. . .no road repairs. All we can do are selected repairs based on the budget.

The slate of EPICA Board Members and officers for October 2021 to October 2022:

Art Gould—President

Greg Balasus—Treasurer

Dave White—Secretary and Web Master

Joe Meckley

Julie Turner

Diane King

Jon Smith (Replacing Scott Norris)

Scott will be joining Larry and Myrna Andrew, Barbara Early, Roger LeMaster and John Yates as Board Members Emeritus. Thank you, Scott for your great service to EPICA over the years.

Another note of special thanks goes out to Dave White for maintaining the EPICA email address list, Directory of owners and our website.

Donnie Dorsey's Roads Report:

The EPICA Roads Maintenance Manager, Donnie Dorsey, has offered several suggestions on improving Pine, Cedar and Oak Drives.

Initiate work with a Harley Power Rake in order to "fluff-up" the roads and facilitate crowning.

Use recycled concrete instead of crush-n-run to fill potholes and prep for grading and smoothing.

Over time keep increasing the amount of road fill.

The Board will examine each of Donnie's suggestions in terms of feasibility and expense and report back.

The EPICA Board looks forward to all of our owners' suggestions, comments, or questions, as well as approval of the Treasurer's Report and the slate of Board Members. Please respond by emailing Dave White at dwhite1214@comcast.net or myself at arthrgld@gmail.com.

Thank you all for your participation and concern.

Best Regards,

Art Gould

President

East Piney Island Community Association