



EPICA – ANNUAL MEETING REPORT 2024

Hello Neighbors,

On October 19, approximately 24 members of the East Piney Island Community Association gathered for our annual meeting. We discussed the following items:

Finances and Summary of Work Performed.

➤ One year ago, (October 2023), the EPICA Bank balance was	\$ 10,179
➤ On January 1, 2024, the balance was	\$ 14,179
➤ On March 1, 2024 the balance was	\$ 18,621
➤ During March we repaired the roads at a cost of	(\$ 16,316)
➤ The remaining balance after the roads were repaired	\$ 2,305
➤ The current balance as of 18 OCT 2024	\$ 7,368

The breakdown for the MAR 2024 repairs is as follows:

➤ 210 Tons Asphalt Millings @ \$ 44 / Ton	\$ 9,240
➤ 31.5 Hours Labor and Equipment @ \$225 / HR	\$ 7,076

The work performed included:

- Power Rake and Asphalt Millings Oak Drive
- Power Rake and Asphalt Millings Cedar Drive
- Power Rake Only, Pine Drive

The goal and proposed budget for the 2025 work is:

➤ Perform Pothole Repair on Oak and Cedar,	
○ 20 Ton Millings.....	\$ 880
○ 8 Hours Crew	\$ 1,800
➤ Perform Power Rake and Millings on Pine	
○ 180 Tons Millings	\$ 7,920
○ 20 Hours Crew	\$ 4,500

The total budget for 2025 repairs \$ 15,100

The goal is to leave at least \$2500 in the Bank after the repairs are completed.

The requested additional funding required before spring 2025 is \$ 10,500

This represents approximately 50 additional property holders paying dues between October 2024 and March 2025.

That would bring all the roads up to a level of service that that should reduce the recurring maintenance prior to using the newer millings as a wearing course. Millings should improve with time as the material packs and hardens as opposed to loose gravel fill.

The dues received this year (01JAN – 18OCT) total	\$ 9,500
The number of participating property owners	48
The total current property owners in EPICA is	112

To all our friends and neighbors that have contributed, we extend our thanks. For those who have yet to contribute this year, please consider sending in your dues using one of two available methods:

- 1) Visit EIPCA.org/membership, print the form, attach a check and mail it to:
EPICA
PO Box 503,
Chincoteague VA 23336
- 2) Visit EIPCA.org/membership and use the On Line Payment method.

Business Facts.

- The annual report to the State of Virginia was submitted and accepted in October 2024.
- The on-line Payment Services cost \$6.75 per month

Officer News.

This year Greg Balasus, Treasurer and David White, Secretary have announced their intention to pass the reigns on to new officers. Our goal is to make that effective as of January 1st 2025. Currently Jamie Hunter, (5358 Oak) and Joy Hirschmugl, (5336 Oak) have expressed interest in the positions. All other members of the community that are interested are encouraged to get in touch with me to have their names brought forth for consideration. No later than 01 DEC 2024. At that time the board members will vote and confirm the election results. The transition to the new officers will occur during December of this year.

All are welcome to be part of the process.

In closing I would like to offer our appreciation to Art and Judy Gould, Greg and David for their dedication over the last several years to our community. I look forward to the upcoming year 2025 at the place some call Paradise, East Piney Island. Feel free to reach out any time by email or a phone call.

Thank you,

Ken Hirschmugl

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