

The Escape Property Owners Association, Inc.
Board of Directors
April 16, 2016

ROLL CALL: Moran Balanovich, Patty Crispino, Steve DeEsch,
Anthony Marcantonio, Christine Cangas, Lorraine Wolff

Absent

Ralph Filieri, Diana Deloy, William Donnelly

Property Manager Ann Marie Miller was also present.

Motion by Lorraine Wolff to approve last month's minutes second by
Steve De Esch- unanimously approved

TREASURER'S REPORT: As of March 31 2016.

Total of cash accounts -	\$155919.10
Total for CDs -	76434.72
Total for Dock accounts -	41423.56

Grand total as of 03/31/2016 -	\$273777.38
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MOTION by Patty Crispino, seconded by Lorraine Wolff, to accept the Treasurer's report –
unanimously approved.

PRESIDENT'S COMMENTS: Moran thanked everyone for coming.

Docks are being worked on and will be in by May 15th as always

We are waiting for a lot bids on pool, generators, roads, wells, sewer plant.

Everything seems to be moving forward.

VICE PRESIDENT'S COMMENTS: I believe we are in good financial shape We are
seeing much better days ahead. We do have expenses coming mainly because of the age of
the place.

MANAGER'S COMMENTS:

Paper deadline April 29 board members who want to do a message let me know.

Clean up day April 30th meet at the marina building lunch will be provided looking for
someone who wants to make it. Let me know.

Collections are going well. 7 houses have sold so far for 2016. Not including upset sale.

10,000 has been collected so far upset sale

Homeowners are still being receiving fines for untidy lots every 30 days

papers on the table for text messages to be received water emergencies , updates

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COMMITTEE REPORTS:

- A. Grievance and Appeals (Lorraine Wolff and William Donnelly) 2 pending May 14 hearing date
- B. Docks (Ralph and Steve) a lot of repairs - pressure washer used replacing all the chains- The guys are doing a lot of repairs dock fees are due in March. Many think they don't have to pay until they are in the water. They have been informed that the money is to help put them in the water.
- C. Finance/Budget (Anthony Marcantonio): this place is being managed very well. We are in better shape than we ever have been. We are starting to see savings here. Ann Marie is doing a great job and hopes she continues
- D. Architecture (Steve DeEsch):
- E. Physical Plant/Roads (MoranBalanovich)we are cleaning the roads and culverts. Waiting for prices for the roads.
- F. Community Watch-(William Donnelly)absent Ann Marie said the cameras are up and we have to set up a meeting
- G. Recreation (Moran Balanovich)
Potluck cancelled. Breakfast with Joe starts tomorrow. Re due the volleyball net.
- H. By-Laws (Patty Crispino) There will be a discussion with the attorney regarding the by-laws. Anyone who has old copies of the prior bylaws should email them to me. Ann Marie wants to work on some of the Rules and Regs.
- I. Ballot: no report- want to start the budget in June

OLD BUSINESS:

Waiting on prices on the roads, generators, engineer
Take a loan from the bank then do an assessment to pay off the bank loan. When we mention the Escape nobody gets back to us.

NEW BUSINESS: none

QUESTIONS FROM PROPERTY OWNERS:

Lot number m103 Dottie Patterson. Memorial day picnic, is the board going to do it or does rec have to do it. Steve shared concern of the cost for it. Suggested we combine with the July 4th. Will there be money from the board to do.

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Moran said if the Board can't do it. It won't happen. We need 25 people to sign up. Patty asked do we get sponsors to pay for this? The reply was that Dutch's cut rate. Christine is going to check on the cost at cisco. Ann Marie says she has a 50 dollar gift card to help with the picnic.

Anthony volunteered to pay for the Memorial Day BBQ. If we don't get 25 people to sign up for it. Steve, Lorraine and Moran all volunteered for it.

Pat Lot 35. Loral lane community uses tar and chip and it doesn't work for us? Moran 40 plus years and it doesn't work. We are going to do pavement and be done with it. We still owe 40,000 for the last tar and chip. Anthony said discuss that the property value will go up having asphalt roads Moran explained it is time to do something different. Where we have asphalt it has lasted. Patty discussed that a lot of chip and little tar was used on Walnut. Shared safety concern because of the chip that was on the road. She shoveled the little rocks and put them in the large holes in the road Last month we had an engineer in the audience what happened with him. Ann Marie said we never heard back from him

Moran stated we have not graded these roads for 20 years. Causing drainage problems. There is going to be payment plan to get this done. It is like the generators, we need them DEP said that will be 100.000 dollars for generators.

Anthony reminded us that two utilities companies came in here and said no thanks Moran said it would have been nice if the budget would have passed...I don't want to pay an assessment- the money has to come from somewhere. It will be spread over 3 years. We can't keep taking loans and I pay the interest. Patty stated we have to spend money to make money. We all understand this will affect us.

Dottie said we need signs if the board is going to have the picnic she feels the signs have to be made bigger. Ann Marie shared a concern of where we will put larger signs. Can't hang them on a tree. We have more than one function, so where would you put the signs?

Ann Marie said facebook and remind to inform homeowners of water emergencies, updates, etc. Random discussion about the 4th of July weekend. The golf cart parade and BBQ and the activities they would like.

Meeting adjourned
Respectfully submitted, Corrected May 19, 2016

Patricia A. Crispino