

The Escape Property Owners Association, Inc.

**General Membership Meeting
August 25, 2018 – 10:00 am**

PRESENT: William Donnelly, President; Joanne DiBlasi, Secretary; Jeff Lipnichan, Treasurer; and Ann Marie Miller, Property Manager

Board Members: Scott Powell, Lorraine Wolff, Steve DeEsch and Helen Peterson

By Phone: Patty Crispino, Vice-President

Absent: Kevin Keller

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by President, William Donnelly at 10:03 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken.

APPROVAL OF MINUTES

On a motion made by Steve DeEsch and seconded by Bill Donnelly and duly adopted
RESOLVED that the Board of Directors accepts the minutes of the Board of Directors Meeting of July 21, 2018 as written.

All Aye (8-0) Motion Carried

APPROVAL OF MINUTES

On a motion made by Bill Donnelly and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors accepts the minutes of the General Membership Meeting of May 19, 2018 as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Scott Powell and seconded by Steve DeEsch and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report as of July 31, 2018.

Total of cash accounts -	\$283,971.44
Total for CDs-	\$ 76,746.71
Total for Dock accounts -	\$ 57,425.16
Grand Total	\$418,143.31

All Aye (8-0) Motion Carried

Kevin read the financial. He stated that the budget is in good shape due to some factors: paid off a small road loan and not having lifeguard expenses. At this time, barring any high-cost emergencies, the plan is to roll this budget for the 2019 year. If this is the case there will be no increase in maintenance fees. We do need to clean the water tanks and do maintenance on the blow-offs. The loan for the new sewer system is moving along. At this time it is estimated there will be an assessment of approximately \$12.00 to \$15.00. This assessment could begin sometime next spring.

PRESIDENT'S COMMENTS:

- Bill welcomed and thanked everyone for coming. He commented that the turnout for the meeting was good.
- He commented that things are going well and progress is being made.
- He stated that the security company is doing a good job ticketing speeders and drivers going through stop signs.

VICE-PRESIDENT'S COMMENTS:

- Patty thanked Ann Marie, all the volunteers and the participants for making the Tricky Tray a success.

MANAGER'S COMMENTS:

- Thanks to all for making the Tricky Tray a very enjoyable evening. Approximately 110 people came. For next year's fundraiser possibly doing A Night at the Races.
- Looking into propane prices. So far Heller's has the best price.
- Wednesday, August 23rd was the last day to submit a letter of interest to run for the Board. There are three (3) seats available and there are six (6) candidates running.
- A discussion was held on garbage pickup Waste Management vs. County Waste.

COMMITTEE CHAIR COMMENTS:

- **Dock Committee** – Steve DeEsch –There is a dock committee meeting following this meeting.
- **Architectural Committee** – Steve-DeEsch – Just a reminder to get permits from the office when needed.
- **Recreational Committee** –Helen Peterson -Helen is recommending that we change the name to Recreational/Good Neighbor Committee. This would require a change in the By-Laws. The Tricky Tray was great...standing room only. The Wreaths Across America campaign is still on going and we are very close to the goal. Thanks to all who purchased wreaths for their generosity. Looking for residents who would like to volunteer to host a dinner.
- **By-Laws Committee** – Joanne DiBlasi and Scott Powell – The revisions for the By-Laws will be sent to homeowners in mid-September, along with the Board Member vote. Please remember to vote.
- **Grievance Committee** – Kevin Keller – Ann Marie, on Kevin's behalf, the last meeting was cancelled and a meeting will be rescheduled soon.
- **Physical Plant/Roads Committee** – Bill Donnelly –Unfortunately, there is no money this year to pave any roads. Looking into what can be done next year.
- **Community Watch** – Bill Donnelly – Once again, security is doing a wonderful job.
- **Finance Committee** – Jeff Lipnichan – budget is doing well. If budget continues to stay intact there will be no increase in fees for the 2019 year.
- **Ballot Committee** – Joanne DiBlasi – Ballots for the Board Member election and the revision of the By-Laws will be mailed mid-September. The ballots will be counted on Tuesday, October 23, 2018 at 10:00 am in the office. All volunteers are welcome as long as you are not a candidate.

APPROVAL OF CONFLICT OF INTEREST POLICY

On a motion made by Jeff Lipnichan and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors approves the Conflict Of Interest Policy as
required by the USDA Rural Development.

All Aye (8-0)

Motion Carried

Jeff explained this is a requirement, by the USDA Rural Development, in order to obtain the
loan for the sewer plant. All Board Members have read and signed the acknowledgement of
this policy. All signatures are on file in the office.

APPROVAL OF SALE OF ESCAPE OWNED PROPERTIES

On a motion made by Jeff Lipnichan and seconded by Steve DeEsch and duly
adopted

RESOLVED that the Board of Directors approves the sale of properties owned by the
Escape. The properties will be listed in the amount of \$5,000.00 per lot with a minimum bid
of \$1,500.00 per lot.

All Aye (8-0)

Motion Carried

Jeff explained that the Escape owns 32 parcels of land, buildable and non-buildable. All
parcels are free and clear of dues and taxes. These lots are subject to a capital fee under
Pennsylvania law. None of these parcels are listed as green or common areas. This is
beneficial to the Escape. A homeowner asked if any of these parcels could be used by
residents to store RV's, boats, etc. It was explained that none were large enough. Another
question was can they be rented as campsites. The response was no, all but one, have no
water or electricity.

**APPROVAL TO NOT APPROVE DOLLAR GENERAL'S STORM WATER
IMPROVEMENTS**

On a motion made by Jeff Lipnichan and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors does NOT approve any storm water
improvements proposed by Dollar General.

All Aye (8-0)

Motion Carried

After discussions with the Escape Attorneys and DEP it was recommended that the Escape
not go forward with storm water improvements. Both agreed that the Escape was not
mandated to do so. A homeowner questioned what if the road was damaged by a storm.
Dollar General would be responsible.

At this time Bill asked the homeowners for questions and/or concerns:

Homeowner – Thanks for putting the books back on the shelf in the marina building. The
books are shelved in alphabetical order by author's name.

Homeowner – The golf cart roadway behind the marina building has a large puddle of water.
Is there something leaking? No, it's pool water runoff.

Homeowner – Is there any way to fix/patch the roads? As previously stated, there are no monies to repave roads. Asphalt prices are at an all-time high. There is still another 4 years to pay off the existing loan. Possibly a discussion after the sewer plant is finished.

Homeowner- What about chip and tar? A discussion regarding the quality of chip and tar was held. This is not a solution for the Escape roads for many reasons: too many roads, can't do just sections and in the winter and heavy rain the chip and tar will be washed away.

Homeowner – Has there been any decisions made on extending the fence around the pool? The office is getting quotes regarding a renovation of the area around the pool.

ADJOURNMENT

On a motion made by Steve DeEsch and seconded Jeff Lipnichanand duly adopted
RESOLVED that the meeting of the General Membership of the EPOA be adjourned.

All Aye (8-0)

Motion Carried

Time: 10:38 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary