

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
November 17, 2018 - 10:00 am**

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

Board Members: Scott Powell and Helen Peterson

Phone: Patty Crispino, Vice-President, Kevin Keller and Lorraine Wolff

Absent: Steve DeEsch

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by President, Bill Donnelly at 10:01 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 Scott Powell and seconded by Kevin Keller and duly adopted

RESOLVED that the Board of Directors accepts the minutes of September 22, 2018 Board of Directors Meeting as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Scott Powell and seconded by Bill Donnelly and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report as of October 31, 2018

Total of cash accounts -	\$320,981.82
Total for CDs -	\$ 76,746.41
Total for Dock accounts -	\$ 42,060.01

Grand total as of October 31, 2018 - \$439,788.24

All Aye (8-0) Motion Carried

Jeff gave an update on the budget. The budget is in good shape.

APPROVAL OF WRITE OFFS FOR NOVEMBER 2018

On a motion made by Scott Powell and seconded by Bill Donnelly and duly adopted

RESOLVED that the Board of Directors accepts Write Offs for Lot 451 in the amount of \$2065.85 and Lot 403 in the amount of 1937.34

All Aye (8-0) Motion Carried

PRESIDENT'S COMMENTS: Bill thanked the two people who took the time to come to the meeting. All seems to be going well in the Escape.

VICE PRESIDENT'S COMMENTS: Patty thanked all the residents who ran for the board and those who serve on the board. Please continue to come and support the board.

MANAGER'S COMMENTS:

- The community is collecting cans of food for the food pantry and food for pets.
- 2019 payment coupons will be sent out next week.

APPROVAL OF PURCHASE OF BUILDING FOR DOCK COMMITTEE

On a motion made by Scott Powell and seconded by Jeff Lipnichan and duly adopted
RESOLVED that the Board of Directors approves the purchase of a building for the Dock Committee in the amount \$7,500.00

Aye (8-0) Motion Carried

COMMITTEE CHAIR COMMENTS:

Dock Committee - Ann Marie explained they are in the process of getting lumber prices for the rebuilding of dock #1.

Architectural Committee – Bill Donnelley on behalf of Steve DeEsch –Nothing at this time

Recreation Committee – Helen Peterson – we had a good turnout for the Halloween activities and the spaghetti dinner

- November 24th at 5:00 pm Thanksgiving Dinner, \$5.00 pp. Possible a hayride that night.
- Cookie Exchange is Sunday, December 2nd at 2:00 pm
- Wreaths Across America on Saturday, December 15th. Meet at the Marina building at 9:00 am.

By Laws Committee –Joanne DiBlasi and Scott Powell–The revisions to the By-Laws were passed by the community vote.

Grievance Committee – Kevin Keller -Nothing at this time.

Physical Plant/Roads Committee – Bill Donnelly – Working on roads for the spring. Water quality is an issue right now.

Community Watch – Bill Donnelly– No incidents to report. Security doing a great job.

Finance Committee – Jeff Lipnichan – as stated earlier budget is in good shape.

Ballot Committee – Joanne DiBlasi gave a report on the October 23rd counting of ballots for the open Board of Directors seats beginning January 1, 2019. She thanked everyone who came to help with counting.

UPDATES:

- Ann Marie gave an update on the cleaning of the Long Court and Walnut water tanks. There is still an issue with discolored water and pressure on the Long Court well. Working to resolve the problem.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner: What is being done about the water quality?

Ann Marie: We are continuing to work on the problems.

A discussion was held as to solutions.

Homeowner: What is happening with the issue of fence height?

Ann Marie: I am planning on bringing some rule changes to the Board in January.

ADJOURNMENT

On a motion made by Bill Donnelly and seconded Scott Powell and duly adopted

RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

All Aye (8-0)

Motion Carried

Time: 10:24 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary