

**The Escape Property Owners Association, Inc.**

**Board of Directors Meeting**

**April 20, 2019 - 10:00 am**

**PRESENT:** Patty Crispino, Vice-President; and Ann Marie Miller, Property Manager  
**Board Members:** Kevin Keller, Scott Powell, Helen Peterson, Dennis Jolly and Jack Ellex  
**Absent:** William Donnelly, President; and Jeff Lipnichan; Treasurer  
**By Phone:** Joanne DiBlasi, Secretary  
**Also Present:** Homeowners (sign-in sheet available)

**CALL TO ORDER:**

The meeting was called to order by Vice-President Patty Crispino at 10:02 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Patty welcomed everyone to the meeting and thanked everyone for coming.

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of the March 16,  
2019 Board of Directors Meeting as written.

All Aye (7-0)          Motion Carried

**APPROVAL OF TREASURER'S REPORT**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors accepts the Treasurer's Report as of  
March 31, 2019.

|                               |              |
|-------------------------------|--------------|
| Total of cash accounts -      | \$386,131.23 |
| Total for CDs -               | \$ 76,746.71 |
| Total for Dock accounts -     | \$ 17,181.79 |
| <hr/>                         |              |
| Grand total as of 3/31/2019 - | \$480,059.43 |

All Aye (7-0)          Motion Carried

Kevin Keller read the Treasurer's Report.

**VICE PRESIDENT'S COMMENTS:** She thanked Ann Marie and her entire crew for staying on top of the water issues and repairs this past winter.

**MANAGER'S COMMENTS:**

- The Escape clean-up day is on Saturday, April 27<sup>th</sup>. Volunteers should meet at 9:00 am at the marina building. Following the clean-up lunch will be served. Dumpsters will be available to discard garbage. No tires or TV's can be disposed of in the dumpsters. If anyone needs assistance with removing items please contact the office.
- Vehicle stickers are available in the office.
- Reminder that the "Year of Dues" raffle will be drawn on Saturday, May 25<sup>th</sup> following the General Membership Meeting. Tickets are available in the office.
- Reminder that the General Membership Meeting is May 25, 2019 at 10:00 am.
- Gave updates on the ongoing Sewer and Water projects. We are working with the DEP to correct the ongoing issues.
- Gave an update on the Marina building repairs. Building should be ready by the middle of May.

**APPROVAL OF CD RENEWALS**

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted  
RESOLVED that the Board of Directors approve the renewal of the EPOA's CD's. The amount of \$78,053.00 will be split into 2 CD's; one in the amount of \$50,000.00 and the second in the amount of \$28,053.00. The renewals will be for 23 month CD's at the Dime Bank.

Aye (6-0)

Nay (1)

Motion Carried

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee**– Dennis Jolly–gave an update on the replacement of Dock 1. Dock replacement will be on-going as budget allows. The Dock Committee, using their funds, purchased a replacement boat for installing and removal of docks. The total cost of boat, motor, trailer and preventive maintenance was \$10,557.00. Docks will be in by May 15<sup>th</sup>.

**Architectural Committee** – Dennis Jolly – There are two requests in the office that have been approved..

**Recreation Committee** – Joanne DiBlasi – a meeting will be scheduled in early May.

**By Laws Committee** –Joanne DiBlasi – a meeting will be scheduled in June.

**Grievance Committee** – Kevin Keller –a meeting is scheduled for Saturday, April 27<sup>th</sup>.

**Physical Plant/Roads Committee** – Jack Ellex – The Board approved a contract with Runco, Inc. for road paving and repairs. The work will start when the outside temperature stabilizes, mid to late May. Patty read Jeff's memo to the residents explaining the cost and payments for the project. There is no grant monies for road repairs.

**Community Watch** -Nothing to report at this time.

**Finance Committee** – Nothing to report at this time.

**Ballot Committee** – Joanne DiBlasi – Nothing to report at this time.

A discussion was held regarding a 10 Year Plan for the Escape. Patty and Kevin explained how that will help with budgeting over the years. Board members will meet to begin the process.

**QUESTIONS FROM PROPERTY OWNERS:**

- A discussion was held on the roads . A home owner asked if Marina Way was slated to be part of the paving. The Board responded it was not at this time. They explained that with the sewer project that will be a heavily travelled road and best to pave when the sewer project is completed. The homeowner explained that there is a major pothole. The Board will take a look.
- A resident brought up the issue of many cats roaming around The Escape. It was strongly recommended that people should not be feeding them. Also, a reminder to please be sure your dog is on a leash at all times. Homeowners are encouraged to keep their pets on their property. It was suggested to corral the cats and call animal control in your township to report a problem. Scott explained that it is a federal offence to feed stray animals. This lead to a discussion on garbage pails being left on the roads for long period of times.
- A question was raised regarding removal of a fallen tree on Greenbelt property. AnnMarie explained that EPOA needs to get permission for access from the homeowner whose property abuts the Greenbelt. She will look into this.
- A discussion was held regarding the Dock budget. It was explained to the residents that the Dock budget is separate from the EPOA operating budget.

Patty Crispino asked if there anymore questions or concerns from the homeowners.

**ADJOURNMENT**

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted

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

All Aye (7-0)

Motion Carried

Time: 11:06 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary