

The Escape Property Owners Association, Inc.

Board of Directors Meeting

April 23, 2017 – 9:00 am

PRESENT: Patty Crispino, Vice-President; Jeff Lipnichan, Treasurer; Joanne DiBlasi; Secretary, Ann Marie Miller, Property Manager

Board Members: William Donnelly, Kevin Keller, Scott Powell, Ralph Filieriand Steve DeEsch

ABSENT: Moran Balanovich, President

ALSO PRESENT: Patricia O'Dougherty and Gil Clancy

CALL TO ORDER:

The meeting was called to order by Patti Crispino at 10:00 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Patty welcomed and thanked everyone for coming.

APPROVAL OF MINUTES

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of the February 25, 2017 Board Meeting as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT as of March 31, 2017

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 January 31, 2017.

Total of cash accounts -	\$203,660.05
Total for CDs-	\$ 86,645.24
Total for Dock accounts -	\$ 26,715.91
Grand Total	\$317,021.23

All Aye (8-0) Motion Carried

Jeff Lipnichan gave an overview of the budget.

MANAGER'S COMMENTS:

- Reminder that 2017 stickers are available in the office. All residents must have the new stickers by June 1st.
- Ann Marie thanked all the volunteers who came out for Clean-Up Day. Everyone worked very hard. Everything was donated to help make it a success.

Patty- Kudos to Ann Marie, her staff and the volunteers for a very successful Clean-Up Day.

Kevin – Ann Marie worked very hard and he thanked everyone for their time.

- Docks are scheduled to be in the water by April 29th. People can begin putting their boats in any time after that.

VICE PRESIDENT'S COMMENTS:

- At this time only 3 people have volunteered to be on the By-Laws committee. A meeting will be scheduled in the near future. Anyone who would like to join the committee please contact Patty. You can also attend the meeting by phone or email.

COMMITTEE CHAIR COMMENTS:

It was noted by Ann Marie that each board member chairs a committee.

Dock Committee – an update on the docks was given by Steve DeEsch.

Architectural Committee – a reminder to please abide by the rules, fill out the paperwork and get your permits at the office. A discussion was held to possibly charge a small administration fee when a request is submitted. The board will continue to look into this.

Recreation Committee –

- The General Membership Meeting is scheduled for May 27, 2017. There will be a Memorial Day BBQ, sponsored by the Board immediately following the meeting at the marina.
- There are many activities being planned for the July 4th weekend. More information to follow.

By Laws Committee –meeting to be scheduled in the near future.

Grievance Committee – There was one meeting in March. The homeowner had 3 violations which the committee voted to uphold the fines.

Physical Plant/Roads Committee – The roads will be patched beginning soon.

Community Watch Committee – There is a meeting scheduled for Saturday, May 6th at 10:00 AM.

Finance Committee – Finances did very well in the 1st quarter of the year.

Ballot Committee – nothing to report at this time.

OLD BUSINESS: None at this time.

UPDATES:

- An engineering update, from KBA, regarding the update of the sewer system was discussed.
- A discussion was held on the proposal from Uni-Tec to test well pressure before the Memorial Day weekend rush.
- Seasonal Rentals – help to generate money to the community. The board will continue to look into season rentals and the ramifications, both positive and negative, it can have on the community.
- Ann Marie updated the board on the status of properties that have sold, that are going up for a sheriff's sale and that are in repository. She also informed the board that the office continues to fine property owners whose property is not kept up.

NEW BUSINESS:

- A review of the lot #'s that are owned by the Escape. The Escape can sell any lot they own that has a lot #.

QUESTIONS FROM PROPERTY OWNERS:

- One homeowner asked the board refrain from having board meetings on Sundays. Patty responded that the request was duly noted.
- Homeowner requested the amount of money spent for snow removal for the season. Ann Marie stated she would get the amount to the homeowner.
- A homeowner asked if the Escape is permitted to declare a home as blighted. Response was that the township does not allow it.

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: 10:20 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary