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

**Board of Directors Meeting**

**April 21, 2018 - 10:00 am**

**PRESENT**: William Donnelly, President; Patty Crispino, Vice-President; Jeff Lipnichan, Treasurer; and Ann Marie Miller, Property Manager

**Board Members**: Scott Powell, Lorraine Wolff and Helen Peterson

**By Phone**: Joanne DiBlasi, Secretary

**Absent:** Kevin Keller and Steve DeEsch

**Also Present**: Homeowners (sign-in sheet available)

**CALL TO ORDER**:

The meeting was called to order by President William Donnelly at 10:02 am with the Pledge of Allegiance to the Flag.  A roll call of Board Members was taken.

Bill welcomed everyone to the meeting and thanked everyone for coming. Commented that there was a nice turnout for the meeting.

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted

RESOLVED that the Board of Directors accepts the minutes of the March 17, 2018 Board of Directors Meeting as written.

All Aye (7-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT**

On a motion made by Steve DeEsch and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer’s Report as of

March 31, 2018 and to accept the Write-Off’s (Judicial Sales) in the amount of $109,825.25.

Total of cash accounts - $237,829.13

Total for CDs - $  76,793.08

Total for Dock accounts -     $   33,903.80

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Grand total as of 3/31/2018 -            $348,706.0125

All Aye (7-0) Motion Carried

Jeff gave an update on the Treasurer’s report. Budget is healthy at this time. Jeff explained the Write-Off’s (Judicial Sales). He also explained that there are 25 properties in repository at this time.

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**PRESIDENT’S COMMENTS:**Bill welcomed everyone to the meeting and thanked everyone for coming. He reminded everyone that Saturday, April 28th is Clean-Up Day Across America.

**VICE PRESIDENT’S COMMENTS**: Patty thanked everyone for coming. She commented that it’s nice to see residents cleaning up properties.

**MANAGER’S COMMENTS:**

* The Escape clean-up day is on Saturday, April 28th. 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. Not tires or TV’s can be disposed of in the dumpsters.
* Reminder that the “Year of Dues” raffle will be drawn on Saturday, May 26th at 11:00 am. Tickets are available in the office.
* Reminder that the General Membership Meeting is May 19, 2018 at 10:00 am.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** - Steve DeEsch – Ann Marie, on Steve’s behalf, reported that all docks will be in the water by May 19th. There will be a dock committee meeting at 9:00 am before the general membership meeting on May 19th. The number lottery for docks will be held at that time. Jeff gave an update on the Dock Committee finances.

**Architectural Committee** – Steve DeEsch – Ann Marie, on Steve’s behalf, reminded residents to submit building requests to the office for permits.

**Recreation Committee** – Helen Peterson – very few people are showing up for meetings. Community residents are encouraged to attend the meetings. She explained her involvement with Wreaths Across America. Wreaths are available to purchase for $15.00 with $5.00 going to Pets for Vets. This is a very worthy cause. Anyone who would like more information or to purchase a wreath please contact her.

**By Laws Committee** –Joanne DiBlasi and Scott Powell - a meeting is scheduled for Saturday, May 5th at 10:00 am at the marina building. All residents are welcome to attend.

**Grievance Committee –** Kevin Keller – Ann Marie, on Kevin’s behalf, the next meeting will be May 12th at 10:00 am.

**Physical Plant/Roads Committee** – Bill Donnelly – Potholes will begin to be patched. Unfortunately, there is no money this year to pave any roads.

**Community Watch** – Bill Donnelly – reminder there is a Community Watch meeting today following the EPOA Board of Directors Meeting.

**Finance Committee –** Jeff Lipnichan – budget is doing well. Ann Marie keeps the numbers where they should be.

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

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**APPROVAL OF STRAND POOL CONTRACT**

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted

RESOLVED the Board of Directors approve the contract for Strand Pool, for maintenance and chemicals, in the amount of $5,862.00 for the 2018 season.

Aye (7-0) Motion Carried

Ann Marie explained what the contract is for. Also, a discussion was held on the opening of the Southerton pool. According to the By-Laws it has to be opened as an amenity.

**APPROVAL OF CONTRACT FOR POCONO WATERWORKS COMPANY, INC.**

On a motion made by Patty Crispino and seconded by Jeff Lipnichan and duly adopted

RESOLVED the Board of Directors approve the revised contract for Pocono Waterworks Company, Inc. beginning March 15, 2018 for two (2) years.

Aye (7-0) Motion Carried

Bill explained the differences between the contract accepted at the March 17, 2018 meeting and the new proposed one. Jeff explained the financial aspects of the new contract.

**UPDATES**:

* Ann Marie and Jeff updated the community on the Sewer Project. Ann Marie explained that the loan process is ongoing. There is an issue with the name of the Escape appearing different with the IRS. Paperwork has been submitted to fix this problem. We are still looking for grants to help with the financing. So far, there are no grants available. Jeff explained that at this time we are looking for a possible assessment of $15.00 for each developed property for the 1.6 million dollar 40 year loan. Jeff explained we have two units to replace. One is scheduled to be replaced this fall and the second one in the spring of 2019.

Also, looking ahead at next year’s budget Jeff discussed a possible $5.00 a month in maintenance fees.

* Ann Marie updated the residents on the recent burglaries that occurred in the community. The security company has made one arrest. Two of the perpetrators were rental residents of the community The owner has evicted them. The investigation is on-going. Ann Marie urged the residents to call state troopers and the EPOA office is they see anything suspicious.

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**QUESTIONS FROM PROPERTY OWNERS:**

* A discussion was held on the roads and which ones will be repaired in the spring. The concerns are potholes and the sides of the roads are deteriorating.

A homeowner said Escape Way has about 300 feet of cracks. Bill Donnelly will inspect the roads after the spring thaw.

* A resident brought up the issue of many cats roaming around The Escape. It was suggested 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 call animal control in your township to report a problem.
* Homeowners are encouraged to do a background check on all persons renting their property. Reminder that homeowners are responsible for any fines incurred by their renters, short or long term.
* A resident questioned the cost to tear down a home on Escape owned property. Ann Marie informed that the cost was $5,000.00. A maintenance shed, for the new sewer plant, will be built on that property.

Bill Donnelly asked if there anymore questions or concerns from the homeowners.

**ADJOURNMENT**

On a motion made by Patty Crispino and seconded Scott Powell and duly adopted

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

All Aye (7-0) Motion Carried Time: 11:02 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary

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