

The Escape Property Owners Association, Inc.
Board of Directors Meeting
February 14, 2015 – 10:00 AM

CALL TO ORDER:

The meeting was called to order by President Moran Balanovich at 10:00 am with the Pledge of Allegiance to the Flag.

ROLL CALL: Diana Deloy, Dennis Dougherty, Nancy Johnson, Anthony Marcantonio and Moran Balanovich. Lorraine Wolff and Bob Brennan participated via Skype. Steve DeEsch was called into work and had to leave. Bill Hine was unable to attend and was excused by the President. Property Manager Ann Marie Miller was also present.

MINUTES: The minutes of the December 13, 2014, meeting were provided to the Board in December. **MOTION:** by Dennis Dougherty, seconded by Diana Deloy, to approve the minutes - unanimous.

TREASURER'S REPORT: No Treasurer's report at this time.

PRESIDENT'S COMMENTS: *Sewer Plant Camera:* President Balanovich stated we are having issues with the video cameras down at the sewer plant. For some reason, it is next to impossible to download information from the DVR onto a zip drive or disk, so that we save actual video if necessary. The camera vendor has been trying to work on this, but it is taking him over 12 hours per day to decipher the decoding on this DVR. President Balanovich does not believe this is the same DVR we purchased – it seems to be a generic junk DVR and we don't know where it came from. Therefore, we need to look into the cost of a new DVR for the sewer plant.

Snow Plowing: Snow removal was discussed at length, including when MTC should and should not be called in on an emergency basis to address snowy and icy conditions on our roadways. Some felt that a certain amount of complaints from residents needs to be received prior to calling out MTC; others felt that the roads should be checked and addressed whenever there is a safety issue for residents. It was stated that if MTC reports to the office that the roads are fine, then MTC is liable. It was also stated that if MTC states the roads are fine, and it is discovered later that they are not and we need to call them back in to address dangerous areas, we should not be paying any more money for the callout. It was also noted that previous arrangements had been made with our answering service to contact MTC whenever a complaint about roads or water/sewer problems is received after hours. The answering service is not always contacting the Property Manager with this information until the next day, when she receives a list of calls received after hours. A comment was also made that MTC charges us per hour for snow plowing, but there is no way to prove the actual hours worked.

[Director Steve DeEsch joined the meeting at 10:25 am during the snow plowing discussion.]

Options for controlling costs were discussed, including not paying MTC when the job is not acceptable; insisting that MTC come back on their own time and fix areas that were not done

properly (no additional funds will be paid); and if we need to contact someone else to fix it, deduct the amount of money we needed to pay for the fix from MTC's payment.

Additional comments were made about the way Ed Sennefelder of MTC speaks to residents regarding the road conditions, and comments made about residents, such as children walking home from the bus.

COMMITTEE REPORTS: President Balanovich asked if any committee meetings had been scheduled. He also asked if anyone had contacted the residents on their committees to let them know they are on the committee, and noted that some residents who volunteered have been calling the office to ask about it. If not, please do so as soon as possible. You can get contact information from the office.

LEDGEDALE ENTRANCE: Manager Ann Marie Miller reports that the insurance adjuster was in yesterday to view the damage to the Ledge Dale entrance. We will be getting \$8,800 for the damage done there during the motor vehicle accident. She read the list of items that we are being reimbursed for, which includes replacement of security camera, waterproof box, entrance sign, flag pole, security lights, Christmas lights, retaining wall, flower beds, mulch, flowers, and bushes. It also includes cleanup and disposal fees, along with electric service for outdoor receptacles.

Ideas for how we might want to rebuild that entrance will be discussed at a later date. A question was also raised as to whether we could put some sort of protection or guardrail of some kind there; however, it was also noted that no one was aware of any accidents occurring at the entrance before.

MOTION: By Diana Deloy, seconded by Steve DeEsch, to adjourn the open meeting at 10:43 am, and go into Executive Session.

Respectfully submitted,



Nancy S. Johnson, Secretary

Date Approved: March 14, 2015