

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

**CALL TO ORDER:**

The meeting was called to order by President Moran Balanovich at 10:03 am with the Pledge of Allegiance to the Flag.

**ROLL CALL:** Diana Deloy, Dennis Dougherty, Bob Brennan, Bill Hine, Nancy Johnson, Anthony Marcantonio and Moran Balanovich. Steve DeEsch arrived at 10:05 am. Lorraine Wolff was excused. Property Manager Ann Marie Miller was also present. President Balanovich announced we do have a quorum.

**MINUTES:** The minutes of the January 3, 2015, Reorganization Meeting, approved via e-mail vote, were read. **MOTION:** by Diana Deloy, seconded by Dennis Dougherty, to approve the minutes - approved.

**TREASURER’S REPORT:**

Total of cash accounts -	\$117,930.10
CDARS account -	51,434.15
Total for CDs -	134,178.95
<u>Total for Dock accounts -</u>	<u>8,995.44</u>
Grand total as of 11/30/2014 -	\$312,538.64

There were no transfers during this period. There were three write-offs for properties that went into repository: \$8,019.22 (Lot M82), \$6,429.80 (Lots 211 and 212), and \$11,269.22 (Lot 708). Full report is attached to the minutes.

**MOTION:** by Bill Hine, seconded by Steve DeEsch, to approve the write-offs for the properties that went into repository – approved unanimously.

With no further questions or comments concerning the Treasurer’s report, the report will be filed for audit.

**PRESIDENT’S COMMENTS AND WELCOME:** President Balanovich thanked everyone for coming. So far, I think we are off to a good start. There are a lot of things we need to address and we will have an open discussion later for any ideas that anyone has or things they feel we need to address immediately.

**VICE PRESIDENT’S COMMENTS:** Vice President Brennan had no comments at this time.

**MANAGER’S COMMENTS:** Manager Ann Marie Miller:

- The new vehicle stickers are in. These stickers are just for the date; we have enough of the other stickers on hand.
- One of our residents allegedly involved in illegal drug activity was arrested Thursday night after evading the police for a very long time. The Constable working for us is working closely with the police to locate two other individuals wanted by the State Police.

- Additional property liens will be filed on Monday. Ms. Miller is scheduled to be in court to defend a previously filed property lien.

#### COMMITTEE REPORTS:

- A. Grievance/Appeals (Bill Hine):** Nothing at this time.
- B. Docks (Bob Brennan):** The Dock account may be in arrears until dock fees start coming in – the security cameras were a little more expensive than anticipated.
- C. Finance (Diana Deloy):** The accountants will be coming in next week to begin the audit for 2014.
- D. Architecture (Steve DeEsch):** Things have been slow during the winter months.
- E. Physical Plant/Roads (Dennis Dougherty):** Nothing to report at this time.
- F. Community Watch (Nancy Johnson):** Nothing to report at this time. Meetings will start up in April.
- G. Recreation (Nancy Johnson):** Nothing to report at this time.
- H. By-Laws (Nancy Johnson):** Nothing to report at this time.
- I. Ballot (Bill Hine):** Nothing to report at this time.

President Balanovich asked for a review regarding how many homeowners are on each committee, noting that there should be at least three homeowners on each committee. A review was made and there were a few committees that need more homeowners. The manager will put out a notice asking for additional volunteers to join these committees.

#### OLD BUSINESS:

- A. Budget:** The original questions regarding the budget were addressed during the Reorganization meeting.
- B. Ledgeale Camera:** It was noted that we have the camera, but installation is on hold due to extensive damage to the Ledgeale entrance from a motor vehicle accident. Once the insurance issues are addressed, we will decide the best way to rebuild that entrance, keeping in mind cost and protection of the camera equipment.
- C. Committee volunteers:** A list of the committees and the homeowner volunteers was read and approved. Letters will be sent to all committee volunteers letting them know that they are officially on the committee they requested. **MOTION:** by Bill Hine, seconded by Steve DeEsch, to approve the committee volunteers – approved.
- D. Tenant/landlord agreement:** This issue was settled some time ago.

#### NEW BUSINESS:

- A. Budget:** Open discussion was held regarding ways to save money. It was noted that the majority of the issues discussed could not be addressed for 2015, but the Board should start addressing these ideas around April, when we start talking about costs for 2016.  
**MOTION:** by Bill Hine, seconded by Anthony Marcantonio, that the Board begin in April researching ways to control costs in 2016, and that the responsibility for obtaining bids for work are to be handled by the Manager, Ann Marie Miller – approved.

**B. Code of Conduct/Participation:** Copies of the Code of Conduct approved by the Board on January 9, 2015, were presented to the members. An Acknowledgement form was also given to all members to sign. Final copies of the Code of Conduct will be sent to all Board members once the date of adoption has been added. All members present signed the Acknowledgement form and turned them in for the Manager to file.

Open discussion was also held about having homeowner volunteers on committees also being required to adhere to the Code of Conduct and signing the Acknowledgement forms.

**MOTION:** by Dennis Dougherty, seconded by Anthony Marcantonio, to amend the Code of Conduct to include volunteers and to have each volunteer committee member sign the Acknowledgement form – approved.

**C. Blog:** President Balanovich noted that there have been several conversations with the lawyer regarding the blog, and that we have spent money in the past addressing this issue and wasted time and energy discussing it. He stated that we are not going to spend any more money on the lawyer with this, and asked for a motion.

**MOTION:** by Steve DeEsch, seconded by Nancy Johnson, that we will not spend any more money addressing issues with the blog, and that it will not be a factor in any meetings or decisions having to do with the Escape – approved.

**D. New plan of action (ideas and input) – 2007 Condition Assessment Study:**

President Balanovich called for an open discussion of what issues the Board members and homeowner attendees might feel need to be addressed in the community going forward.

**Culverts:** Larry Marhefka (M125) opened a discussion regarding addressing the buildup of dirt, cinders, etc., in culverts due to normal drainage and runoff. It was noted that this is an issue already being addressed, but due to financial constraints, it will have to wait until we address the roads. Note also that we will address this as soon as we are able, and we are also looking into a regular maintenance program to avoid problems in the future.

Nancy Lemin (445) also asked if anything can be done with a renter that does not clean their culverts. The responsibility rests with the homeowner (landlord) to make sure this is done. Manager Miller will work with Ms. Lemin to address this situation.

**Advertising:** Larry Marhefka brought up the idea of more public publicity for our community. It was noted that Manager Miller is working on some of these things. It was also noted that as we resolve some of our financial issues and are able to affectively deal with the residents involved in illegal activities, the public opinion of our community will greatly improve and people will know.

**ADJOURNMENT:** The regular meeting of the Board of Directors adjourned at 10:55 am.

**MOTION:** By Steve DeEsch, seconded by Dennis Dougherty, to adjourn the open meeting at 10:55 am, and go into Executive Session.

Respectfully submitted,

  
Nancy S. Johnson, Secretary

Date Approved: **February 14, 2015**