

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
December 21, 2019 - 10:00 am**

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

Board Members: Scott Powell, Dennis Jolly, Jack Ellex

Absent: Jeff Lipnichan, Treasurer; Ed Pellikan and Kevin Keller

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by Vice- President, Patty Crispino at 10:00 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 Scott Powell and duly adopted
RESOLVED that the Board of Directors accepts the minutes November 16, 2019 meeting.

All Aye (5-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report as of November 30, 2019.

Total of cash accounts -	\$ 112,823.64
Total for CDs -	\$ 78,053.00
Total for Dock accounts -	\$ 13,672.67
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Grand total as of 11/30/2019 -	\$204,504.31

All Aye (5-0) Motion Carried

Patty Crispino read the Treasurer's Report.

APPROVAL OF WRITE OFFS

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED that the Board of Directors approve the Write offs of Lot #198 in the amount of \$6,618.95, Lot #591 in the amount of \$3,410.51, Lot #M29 in the amount of \$1,971.64 and Lot #609 in the amount of \$4,231.03 for the total amount of \$16,232.13.

All Aye (5-0) Motion Carried

VICE PRESIDENT'S COMMENTS: Patty thanked the residents for coming. She commended Ann Marie and her staff for all their hard work. The community looks great. Patty wished everyone a happy and healthy holiday season.

MANAGER'S COMMENTS:

- Dues raffle tickets are on sale.
- The winners of the Christmas House Decorating Contest were: First Place, The Tremper Family; Second Place, The Valenti Family and Third Place, The DeEsch Family.
- The winner of the Christmas Surprise Box was Lorraine Wolff, who donated the box to a local family.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – explained the need for an assessment to rebuild the docks due to safety reasons and deterioration.

APPROVAL OF ASSESSMENT FOR DOCK OWNERS

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED that the Board of Directors approve an assessment in the amount \$300.00 per year for six (6) years to begin on March 1, 2020. Dock owners have the option of paying 1 payment or installments. Assessment must be paid by August 31, 2020 and August 31st each year thereafter for six (6) years.

All Aye (5-0) Motion Carried

A discussion was held regarding a fee for using the ramp. The ramp also needs to be repaired. The money collected would be part of the operating budget as this is deemed common area property.

APPROVAL OF RAMP SEASONAL STICKER FEE

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED that the Board of Directors approve a ramp usage seasonal sticker fee in the amount of \$25.00.

APPROVAL TO KEEP CURRENT JET SKI DOCK FEE

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors approves to keep the current Jet Ski dock fee in the amount of \$315.00. .

All Aye (5-0) Motion Carried

COMMITTEE CHAIR COMMENTS: (CON'T)

Architectural Committee – Dennis Jolly – the committee is working with the local townships on revising the current rules. There will be a vote in 2020 on the revised rules.
Recreation Committee – Joanne DiBlasi – thanked everyone for supporting the committee through the year. Looking forward to next year and some new ideas for community activities.

By Laws Committee – Joanne DiBlasi – The committee will meet in the spring.

Grievance Committee – Ann Marie – nothing to report at this time.

Physical Plant/Roads Committee – Jack Ellex – drive carefully as the roads have some snow and icy spots. The committee will assess the roads in the spring to see what repairs will be needed.

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

Celine gave an update on the “cat” committee. People have been very generous. They have collected enough monies to TNR 23 cats. Patty thanked Celine and her committee for all they are doing to help control the feral cat population.

QUESTIONS FROM PROPERTY OWNERS:

- Is it possible to put a list together of all properties in The Escape that are for sale? Ann Marie explained that it's not possible as we do not know everything that is for sale. A suggestion was made to check local websites.
- Homeowner asked about the no feeding of animals rule. A lengthy discussion was held regarding this topic.

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

ADJOURNMENT

On a motion made by Scott Powell and seconded by Dennis Jolly and duly adopted

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

All Aye (5-0)

Motion Carried

Time: 10:50 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary