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

**Board of Directors Meeting**

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

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

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

**Absent:** Steve DeEsch

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

**CALL TO ORDER**:

 The meeting was called to order by President William Donnelly at 10:00 am with the Pledge of Allegiance to the Flag.  A roll call of Board Members was taken.

**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 June 16, 2018 Board of Directors Meeting as written.

All Aye (8-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT**

On a motion made by Kevin Keller and seconded by Patty Crispino and duly adopted

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

June 30, 2018.

Total of cash accounts - $270,169.21

Total for CDs - $  76,825.94

Total for Dock accounts -     $   57,623.84

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Grand total as of June 30, 2018 -            $404,618.99

All Aye (8-0) Motion Carried

Jeff gave an update on the budget. The budget is in good health.

**PRESIDENT’S COMMENTS:**Bill welcomed everyone to the meeting and thanked everyone for coming. He commented that it was a small turnout for the meeting. Bill commented on what a success July 7th, Community Day, was. He thanked everyone for their support and for volunteering.

**VICE PRESIDENT’S COMMENTS**: Patty dittoed Bill’s comments regarding July 7th.

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**MANAGER’S COMMENTS:**

* Thanked all the volunteers for helping to make July 7th a success.
* Reminded everyone that there are three (3) seats open for the Board of Directors for 2019. Please send your letter of intent to run to Joanne DiBlasi by August 23rd.
* The Tricky Tray is scheduled for Saturday, August 18th. The doors open at 6:00 pm and the calling begins at 7:00. Advance tickets are available at the office.

**APPROVAL FOR REQUEST TO COMBINE LOT #488 AND LOT#489**

On a motion made by Patty Crispino and seconded by Lorraine Wolff and duly adopted

 RESOLVED that the Board of Directors , at this time, does NOT approve the joining of lot #488 and lot #489.

Aye (8-0) Motion Carried

This request was denied as the lot owner never notified the Board or office of the intent.

**APPROVAL OF TO WAIVE MAINTENANCE FEE AND ACCEPT LOT#29 AS DONATION TO THE ESCAPE**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

 RESOLVED that the Board of Directors does NOT approve to waive the maintenance fee and accept Lot#29 as a donation to the Escape, Inc.

Aye (8-0) Motion Carried

Patty thanked the owner for the offer.

**APPROVAL OF CONTRACT FOR KOBERLEIN ENVIRONMENTAL SERVICES**

On a motion made by Patty Crispino and seconded by Lorraine Wolff and duly adopted

 RESOLVED that the Board of Directors approve the contract dated July 11, 2018 for Koberlein Environmental Services, for Fox Circle Pump Station, in the amount of $7,984.00.

Aye (8-0) Motion Carried

**APPROVAL TO SEND REVISIONS TO ESCAPE, INC. BY-LAWS TO COMMUNITY**

On a motion made by Kevin Keller and seconded by Jeff Lipnichan and duly adopted

 RESOLVED that the Board of Directors approve the revisions to the By-Laws and approve the revisions be sent to the community for a vote.

Aye (8-0) Motion Carried

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**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** - Steve DeEsch – Kevin Keller, reported that the Dock Committee, in addition to the minutes of meetings, will be sending out a Boating Safety Newsletter. A resident questioned where can you moor a boat when launching. A discussion was held and the solution of tying the boat to the flag pole was discussed.

**Architectural Committee** – Steve DeEsch – Nothing at this time

**Recreation Committee** – Helen Peterson –Thanked everyone for a successful 4th of July. The Tricky Tray is scheduled for August 18th at 6;00 pm at the marina building. Reminder for the Wall of Hero’s. Please start working on your bios. The project is for an Eagle Scout. The ceremony is scheduled for Veteran’s Day. Still selling Wreaths Across America. Bingo tonight at 7:00 pm.

**By Laws Committee** –Joanne DiBlasi and Scott Powell – The Board voted to approve the revisions to the By-Laws. The revisions will be sent to the community for a vote in September.

**Grievance Committee –** Kevin Keller - The next meeting is scheduled for August 18th.

**Physical Plant/Roads Committee** – Bill Donnelly – Ann Marie is checking into grant monies to help repair the roads. The Board approved the funds to fix the Fox Circle Pump Station.

**Community Watch** – Bill Donnelly – The 4th of July was quiet with the banning of all fireworks. Patriot Security is doing a great job patrolling the roads.

**Finance Committee –** Jeff Lipnichan – There is a Finance meeting regarding the 2019 budget following this meeting..

**Ballot Committee –** Joanne DiBlasi – The Ballots for the Board of Directors and the revision of the By-Laws will be counted on Tuesday, October 23rd at 10:00 am at the Round House.

**UPDATES:**

Ann Marie and Jeff gave an update on the loan process for the sewer plant.

**QUESTIONS FROM PROPERTY OWNERS:**

Homeowner: Would it help if the pools were covered at night?

Ann Marie: No, it would not help with the heat and debris to cover the pools every night.

At this time there is an issue with a black substance around the top of the pool liner. Trees around the pool are the cause. Ann Marie is meeting with a tree removal service on Monday.

Homeowner: Who is paying for the security at the boat launching ramp?

Ann Marie: The salary is coming out of operating costs.

Homeowner: Is it okay for a dock owner to add fenders on their slip?

Ann Marie: Yes, not a problem.

Pat O’Dougherty thanked the Board for banning all fireworks. It was a wise move.

Bill Donnelly asked if there anymore questions or concerns from the homeowners. None at this time.

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**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 (8-0) Motion Carried Time: 10:37 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary

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