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

**Board of Directors Meeting**

**August 8, 2020**

**PRESENT**: Patty Crispino, President; Dennis Jolly, Vice-President; Jack Ellex, Interim Treasurer; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

**Board Members**: Scott Powell, Kevin Keller, Jason Abbott and Ed Pellikan

**ABSENT:**  Lorraine Wolff

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

**CALL TO ORDER**:

The meeting was called to order by 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 and thanked everyone for coming.

**APPROVAL OF MINUTES**

On a motion made by Scott Powell and seconded by Kevin Keller and duly adopted

RESOLVED that the Board of Directors accepts the minutes of February 8, 2020; email meetings dated February 18, 2020, March 13, 2020, March 29, 2020, April 8, 2020, April 16, 2020, May 20, 2020. June 29. 2020, July 27, 2020 and August 4, 2020 as written.

All Aye (8-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT**

On a motion made by Scott Powell and seconded by Ed Pellikan and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer’s Reports of June 30, 2020 and July 31, 2020. Jack Ellix, Interim Treasurer,

read the reports.

Total of cash accounts - $ 239,447.32

Total for CDs - $  79,349.87

Total for Dock accounts -     $   62,997.60

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**Grand total as of 6/30/2020 -            $381,774.47**

Total of cash accounts - $ 236,239.87

Total for CDs - $  79,349.87

Total for Dock accounts -     $   61,652.18

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**Grand total as of 7/31/2020 -            $377,241.92**

All Aye (8-0) Motion Carried

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**PRESIDENT’S COMMENTS:** Patty thanked everyone for coming. Due to Covid-19 there have been no public meetings since February. The Board is making the meeting decisions month to month. Thanks for your patience during this trying time.

**VICE PRESIDENT’S COMMENTS**: Dennis thanked everyone for coming. Great turnout. Let’s continue to have many residents at the meetings.

**MANAGER’S COMMENTS:**

* Dues raffle tickets are on sale. The winner will be picked at the September meeting.
* Since the beginning of the year 24 homes have sold in the Escape.
* Trees need to be removed at the marina. We will discuss and vote on the bids at the September meeting.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – gave an update on the assessment. This year’s assessment fee is due on August 31st.

**Architectural Committee** – Scott Powell and Ed Pellikan - nothing at this time.

**Physical Plant/Roads Committee** – Jack Ellex – reminded everyone that the speed limit is 15 MPH. Repairs on potholes will begin after Labor Day. Significant progress has been made on the roads and in time all roads will be done. The committee did culvert inspections and assessments, A reminder to homeowners to clean their culvert pipes. Jack gave an update on water and sewer projects.

**Community Watch** – Scott Powell – Nothing to report at this time.

**By Laws Committee** –Joanne DiBlasi – The addition of Rules and Regulations will be added to this committee. We will be scheduling a meeting in the near future.

**Ballot Committee –** Joanne DiBlasi – There are 4 Board seats available: Lorraine Wolff, Ed Pellikan, Jason Abbott and Kevin Keller. Please submit Letters of Interest by

September 20th.

**Grievance Committee –** Kevin Keller – A meeting will be scheduled. Reminder the committee never reverses speeding violations.

**Finance –** Jack Ellex – the budget is very solid. Dues continue to be paid. There were many violations on the July 4th weekend.

**Recreation** – Unfortunately, there has been limited events this year. We did have a July 4th golf cart parade and house decorating contests. There was a Meet the Neighbor and Yoga class. Thanks to Anne Keller for the yoga class and the donation. Community yard sale is scheduled for August 15th from 9-3. We are hoping to have a Halloween golf cart decorating contest and parade.

Please join a committee or two. The more residents that get involved the better the community becomes.

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Patty thanked Celine for her work with the feral cat issue. As of this meeting the group has raised enough money to TNR 66b cats. C Alley Cats will be starting up again, If you have items to donate there is an auction site to help raise money, *The Escape Group for Stray and Feral Cats*. Also, there is donation jar in the office. Colonies will be built, on Schoenagel property, to house the TNR cats.

A discussion was held reminding residents that pets need to be leashed.

A lengthy discussion was held on the Rule and Regulation regarding bird houses and the feeding of animals. Dennis gave the background as to the reason behind the rule.

**APPROVAL TO RESCIND RULE AND REGULATION**

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

RESOLVED that the Board of Directors approves to rescind the rule and regulation restricting bird feeders.

All Aye (8-0) Motion Carried

**APPROVAL TO RAISE FINE FEES FOR CULVERTS**

On a motion made by Patty Crispino and seconded by Ed Pellikan and duly adopted

RESOLVED that the Board of Directors approves to raise fine fees for rule and regulation **Drainage Ditches/Culvert Pipes**. Failure to clean culvert fine is $100.00 and an additional $100.00 for Escape maintenance staff to clean.

All Aye (8-0) Motion Carried

**QUESTIONS FROM PROPERTY OWNERS:**

Homeowner (Lot #3) following the heavy rainstorm water was pouring off the mountain across Marina Way and washing out his property. Kevin explained that we are hiring an engineer to help with drainage in the community.

Homeowner (Lot #161) questioned campers and RV homes on properties. Ann Marie explained that there is not rule or regulation to fine them. They do get a fine if they hook into water. We will check the Escape Deed/Covenance. We will check with the townships and the attorney for legal ramifications.

Homeowner (Lot #159) questioned the noise of recreational vehicles after a certain hour. Ann Marie explained there are not restrictions of the use of recreational vehicles. There is a rule regarding audio device/noise.

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Homeowner (M79) questioned the posting of committee meetings. It was explained that meetings are posted in the office, on the Escape’s Facebook page, on the EPOA website and around the community.

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

**ADJOURNMENT**

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

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

All Aye (8-0) Motion Carried Time: 11:27 am

Respectfully submitted,

Joanne DiBlasi,

Board Secretary

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