

**The Escape Property Owners Association, Inc.**  
**Board of Directors General Membership Meeting**  
**May 23, 2015**

**CALL TO ORDER:** President Moran Balanovich called the meeting to order at 10:00 AM with the Pledge of Allegiance.

Prior to the start of the meeting, President Balanovich notified those present that homeowner Bill Patterson had undergone open heart surgery the previous Thursday and asked that we keep Bill in our thoughts and prayers.

**ROLL CALL:** Present were President Moran Balanovich, Vice President Bob Brennan, Secretary Nancy Johnson, Treasurer Diana Deloy, and Directors Bill Hine, Dennis Dougherty, Lorraine Wolff, Steve DeEsch, and Anthony Marcantonio. Property Manager Ann Marie Miller was also present.

**APPROVAL OF MINUTES:**

Minutes of the General Membership Meeting on August 30, 2014, were provided to the Board for review prior to the meeting. **MOTION** by Steve DeEsch, seconded by Bill Hine, to accept the minutes – unanimously approved.

Minutes of the May 9, 2015, Board meeting and Executive Session were also provided to the Board members for review prior to the meeting. **MOTION** by Lorraine Wolff, seconded by Anthony Marcantonio, to accept the minutes – unanimously approved.

The next general meeting will be September 5, 2015.

**TREASURER'S REPORT:** Treasurer Deloy read the financial report as of April 30, 2015, that included total cash accounts of \$156,168.54, CDARS Capital Improvement (A) account of \$51,434.15, Certificates of Deposit totaling \$134,273.12, total Dock Accounts of \$35,613.41; Grand total as of April 30, 2015, is \$377,489.22. There was one transfer in the month of April in the amount of \$11,990 from the operating account to the dock account for dock fees included in maintenance fee payments. There were no write-offs during the month of April. **MOTION** by Steve DeEsch, seconded by Anthony Marcantonio, to accept the Treasurer's report – unanimously approved.

**PRESIDENTS COMMENTS:** Moran thanked everyone one for coming. He stated that there have been a lot of changes lately and he feels things are going well. He thanked everyone for their support and said he was glad to see a lot of new faces at the meeting.

**VICE PRESIDENT'S COMMENTS:** No report at this time.

**MANAGER'S COMMENTS:**

- Stickers are in – please make sure you have stickers on everything. At the end of June, we will be doing a sticker check. Check points will be established at the Ledge Dale entrance, the entrance off Route 507, and the marina.
- We are still findings needles (syringes) in the area. If you see any of these needles, please contact the office. We will send a Security Guard over to pick them up. Security personnel and the maintenance crew are checking for them on a regular basis.
- The newsletter will be out shortly.

## **COMMITTEE REPORTS:**

**Grievance and Appeals (Bill Hine):** No report. Appeals are scheduled for June.

**Docks (Bob Brennan):** As you can see, the docks are in the water and ready for the boats. Repairs have been made. We purchased two new buoys and they have been installed. There is a general information meeting tomorrow at 1 pm for Dock Committee members and slip owners here in the Marina Building. Anyone who would like to attend is welcome.

**Finance:** Nothing to report at this time.

**Recreation (Nancy Johnson):** The recreation calendar will be ready soon. We do have a Recreation Director for the summer and her calendar is almost done. There will be some more activities, especially at the pool. We will have water aerobics and adult swims in the morning before the pool opens. In addition to our standard activities, there is a Luau planned one evening, theme parties for the kids, movie nights at the pool, extended hours at the pool on weekends, so we have a lot going on. Events will be posted at the office and around the community, and hopefully we will get the calendar into the newsletter in time. And today is the Start-of-the-Season Picnic at 1 pm – Board-sponsored. We actually work for you and cook!

**Architectural (Steve DeEsch):** Anything you are doing outside your home requires architectural approval. Applications are at the office. Please remember to fill out the application and post your approval so that security personnel can see it. Fines will be assessed if you do not have architectural approval. There is no charge for this approval. Approval is not required for landscaping (unless you are building a retaining wall where set-backs may be required) or for things like painting your deck or home the same color. Any major work, like replacing windows or new construction does require approval. Also remember that your contractor must have current insurance coverage and their PA registration number filed with the office. If you are doing the work yourself, you should be covered under your own homeowner's policy.

A resident asked about power washing and Steve informed him that if a homeowner is only here on the weekends, they should go to the office and secure approval from the manager (due to potential water restrictions during warmer months). Generally, however, architectural approval is not required for power washing.

Another resident required whether approval was necessary for trimming trees, and Steve responded that minor tree trimming or other clean-up of your property does not require approval. Moran did caution, however, that if you are having a contractor trim branches over your home, or you are removing trees, the contractor should register with the office and provide their insurance information. This is for your own protection.

**Community Watch (Nancy Johnson):** The next Community Watch meeting will be the last Saturday in June – June 27 at 10 am. The Constables have been working out very well, and Ann Marie has been working with the State Troopers. A reminder to all homeowners: If you see anything that could be criminal activity, call the police – they are aware of some of the problems we have and they will take your call. The call can be anonymous. We need to stop the illegal activity going on here, but you are the best eyes and ears for this. Call the police, call the office – let them know when you see things. Constable Joe Cremona then spoke and reinforced this message. He stated that the police are aware of things going on here and are watching some places, so any information you can give them may help. He noted that someone who lived near him was recently arrested following a 6-month investigation by police. It takes time to get these individuals, but you can help. When you call the State Police barracks with a report of any potential illegal activity, they will log the information and make sure it gets to the proper

officers investigating things in our area. Mr. Cremona noted that he is in contact with the police on a regular basis as well.

He also noted that all of our security people have been checking for stickers on vehicles and removing people from the community that do not belong here and are not visiting specific homeowners. If they return, they will be ticketed for trespassing, which could carry a fine of up to \$500.

**Ballot Committee:** No report.

**By-Laws:** No report.

**Budget:** No report.

**Physical Plant (Dennis Dougherty):** June 1, there will be a culvert clean-out. If you want them to clean out your culvert, the cost is \$25 and you must register with the office and pay the fee prior to June 1. It was also noted that in accordance with our By-Laws, culverts are the responsibility of the individual homeowners.

**OLD BUSINESS:** None noted.

#### **NEW BUSINESS:**

Route 507 Entrance: Ann Marie noted that the renovation of the entrance off Route 507 is almost done. The blocks are due this week and the new sign should go up soon. Work has also been done on the Ledgedale entrance. We are waiting for PPL to come in and put the box and the pole back. Both entrances should be done soon.

In case of questions, Moran stated that the Route 507 entrance was in need of repair. He also noted that renovating the entrance was less expensive than repairing the old entrance.

Ann Marie also noted that we are currently working on a new web site for the community, which should be done by next week.

#### **QUESTIONS FROM PROPERTY OWNERS:**

Ms. Bond (Lots 605/606) stated they are not up here often, but lately when they come up, they are having a problem with brown water. Following discussion of the incident, Ann Marie said she would have Pocono Water Works check out the problem and then contact them.

Linda Bertodatti (Lot 588) wanted to know if the swimming pool on Southerton would be open this year. Ann Marie stated that at this time, we do not plan to open that pool this year. The pool has a leak somewhere and we need to address that before we can open it. Due to the leak and low attendance at that pool, we decided to keep it closed for now.

Mr. Knecht (Lot 593) wanted to know if there are lights down at the Southerton recreation area. He stated that he often gets home late and noticed some cars parked in dark areas. When asked, he was advised that the recreation area closes at 10 pm, so no one should be there after that time. The Constable was advised of the times and location of activity, and the homeowner was advised that we have good camera coverage in the area and continual surveillance by security. If he notices any activity, he should note the time and contact Ann Marie as soon as possible, so the security cameras can also be checked.

429 Stone Drive – asked if we had a heater on the Marina pool; she stated that the water was very cold and asked if we could turn the heat up. Moran advised that we do have a heater working at that pool, but the pool had just been filled a few days prior, so it would take some time for the water to get to a warmer temperature. Following discussion of this issue, we will look for the solar cover we previously used and see if it was still in good shape. Using that may help warm things up a little faster, but since the pool was just filled a few days ago, it will still take time to warm up.

Mr. Knecht (Lot 593) wanted to know how we were doing with our water and sewer company. Moran stated that we doing pretty good. We had OSHA come in and inspect things, DEP has come in and done their inspection and given us a list of things they want done. Everything is being taken care of – we have 120 days to get everything up to par. The same with the wells – DEP gave us a list of things they wanted fixed and we're getting those things done. Mr. Knecht asked if we had the money to do this, or do we think an assessment might be needed. Moran said not at this time – we're in pretty good shape. We are still waiting for Aqua and American Water to get back to us – they never got back to us with the information; the engineers are still working on everything. Moran believes they may be going a little over board, as they are looking towards redoing the entire system. But according to DEP, to get us where we need to be, he does not see any problem reaching that goal within the 120 days they gave us. Everything seems to be falling into place.

Mr. Knecht also noted that he has seen the improvements, but agrees with a comment made earlier that the community has degraded over the past 20 or so years. Moran noted that years ago, the residents worked together to help improve things. He is glad to see many new faces today, but urges the homeowners to get more involved in the community – the Board cannot do it alone. He hopes more homeowners will join the committees and help work toward improving things.

Lot 498. They wanted to know if robberies are down. They were robbed twice about 2 years ago. The robberies were reported to the police when they happened. Board members noted that lately, most of our thefts have involved gas from boats. We are not aware of any other robberies at this time, but remind homeowners to report any robberies to the police and to the office.

Joe DiRado (Lot 161) asked if any of the surveillance cameras will be connected to the new web site, so that people can check on things in real time. This would be helpful for individuals to check their boats and such, and even for checking the weather before coming up. Moran stated that we are looking into being able to do that with the new web site.

Bill Hoffman (Lot 363) asked about our financial status, and if any loans outstanding could be added to the financial report, so that we know our total worth. It was noted that due to the way we collect our maintenance fees, our accounts are very fluid. Listing the loan balances would most likely not help you determine our net worth. You would need to know the net worth of all our buildings, grounds, and amenities. To understand the net worth, it would be best to request a copy of our annual report from the accountant.

Joan Harrison (Lot 37) asked where the needles are being found. Ann Marie said right now, we are finding them by the mailboxes (across the street) and on Escape Way.

A resident from Granite T first wanted to thank the volunteers for the snow plowing they did during the last storms. She also asked some questions regarding how the plowing will be done in her area and where it will be piled, so as not to block certain areas. Moran said we will have to look at the maps and see what the situation is to see how we can rectify this situation, as one area discussed is a solid ledge. Hopefully, with our own maintenance crew doing the plowing this coming year, we will be able to keep this area clear.

Ms. Williams (Lot M004) asked if we ever considered devising an emergency snow plan. Possibly establishing routes for certain areas or making some roads one-way when there is a lot of snow. Ann Marie is working on an emergency plan.

Nancy Lemin (Lot 445) wanted to know how we made out with requesting lights on Escape Way. Ann Marie said she called PPL and they said we could not have lights installed on Escape Way.

Pat O'Dougherty (Lot 35) had a question about burning and if burn barrels were permitted. It was explained burn barrels are acceptable as long as you are in attendance and have a hose. It was also noted that you cannot burn garbage or plastic (toxic material) – only paper, cardboard, leaves, and that sort of material. If someone is burning in your area and it is offensive, call the office.

Anthony LaDuca (Lot 430) asked about Jet Ski ramps. He noted that the ramps we currently have are very difficult to park your jet ski. You sometimes need to take a running start to get it on the ramp, potentially damaging your Jet Ski, or you may need two people to get the Jet Ski off the ramp. One homeowner said she now has \$700 in damages to her jet ski from the ramp. Moran explained that there are different types of ramps, and Mr. LaDuca said he has found a ramp at Rusty Palmer's that will allow the appropriate access. These are only \$300 more than the model the Escape is currently using. Since the homeowners are purchasing the Jet Ski ramps themselves, they want to know if they can purchase these other models. One issue is that to purchase a different model means we may need to change the hardware and such to attach the ramps to the fingers. Further discussion will be held with the Property Manager and the Dock Committee to resolve this issue for the benefit of all involved.

**GENERAL COMMENTS:**

A general question was raised about the snowplowing this year and whether it would be done with in-house personnel. Ann Marie stated that our Maintenance Department will be doing the snowplowing, and Moran noted that we have two plows now and plan to purchase one more.

Joe DiRado (Lot 161) stated that he is well aware that this Board of Directors did not create these issues; they inherited them, and this Board has done a great job in addressing these and other issues this year. The Board then received a round of applause.

All were reminded again of the Start-of-the-Season picnic and 1 pm.

**ADJOURNMENT:**

Meeting was adjourned at 11:04 am.

Respectfully submitted,

  
Nancy S. Johnson, Secretary

Date Approved: September 5, 2015