

The Escape Property Owners Association, Inc.
Board of Directors Meeting
March 14, 2015 – 10:00 am

CALL TO ORDER:

The meeting was called to order by President Moran Balanovich at 10:00 am with the Pledge of Allegiance to the Flag.

ROLL CALL: Anthony Marcantonio, Steve DeEsch, Bob Brennan, Dennis Dougherty, Diana Deloy, Moran Balanovich, Nancy Johnson (via Skype), and Lorraine Wolff (via conference call). Bill Hine was excused due to medical issues. Property Manager Ann Marie Miller was also present.

MINUTES: The minutes of the February 14, 2015 (regular meeting and executive session), were provided to the members of the Board for review prior to the meeting.

MOTION: by Diana Deloy, seconded by Steve DeEsch, to approve the minutes – unanimously approved.

PRESIDENT’S COMMENTS: President Balanovich gave a report on the status of frozen water lines. These water lines are now being taken care of and we will continue until all lines are running.

TREASURER’S REPORT:

Total of cash accounts -	\$159,623.49
CDARS account -	51,434.15
Total for CDs -	134,202.18
<u>Total for Dock accounts -</u>	<u>10,167.15</u>
Grand total as of 11/30/2014 -	\$355,426.97

There was one transfer of \$1,170.00 from the operating account to the dock account for checks deposited in the operating account. There were three write-offs: \$75.00 (Lot M81) for fine posted before hearing with Grievance Committee; \$200.00 (Lot 149) as property owner is no longer renting house; and \$200.00 (Lot 426) as property owner is no longer renting house. Full report is attached to the minutes.

Bob Brennan asked if the CD due on March 1st had been renewed. Diana Deloy advised that it had been.

MANAGER’S COMMENTS:

- New vehicle stickers are in
- We are signed up for the Great American Clean-up again this year for May 16th – we are also trying to get a dumpster for that day
- Permission has been granted for Kobalt Construction to continue working on the frozen water lines tomorrow (Sunday)

COMMITTEE REPORTS: Moran asked if there were any committee reports, and if anyone had contacted the members of their committees.

A. Grievance and Appeals (Bill Hine): Bill Hine said there is one grievance that needs to be heard and he will be dealing with it with his co-chair Lorraine Wolff.

B. Docks (Bob Brennan): No report.

- C. Finance (Diana Deloy): In June, meetings will be scheduled for after Labor Day to work on the budget.
- D. Architecture (Steve DeEsch): Things are going well.
- E. Physical Plant/Roads (Dennis Dougherty): Gearing up to address the pothole problems.
- F. Community Watch (Nancy Johnson): Members were provided with the Code of Conduct. They were advised that we may have a meeting of the committee members this month. An open Community Watch meeting for all residents has been scheduled for the last Saturday in April at 10 am.
- G. Recreation (Nancy Johnson): Meeting and Marina Building cleanup scheduled for March 21. Members were provided with the Code of Conduct and will sign the forms that day.
- H. By-Laws (Nancy Johnson): This committee is temporarily on hold. Committee members will be notified next week and provided with the Code of Conduct.
- I. Ballot (Bill Hine): No report.

Questions from homeowners were then addressed.

Glenn Morse, Lot 36, submitted a list of 16 questions in response to a letter sent out to all homeowners by the Board of Directors concerning the degraded condition of our water and sewer system and possible ways to address these problems.

Mr. Morse asked who brought this to the attention of the Board and was Ed (Sennefelder of Mountain Top Construction) included in the discussion. Response: Ed brought it to our attention and he was involved in the discussion.

Mr. Morse asked if these parts and repairs are being required by DEP or any other governmental agency, and if so, when will they be available to the membership. Response: Some are required by DEP and some are required by OSHA. As always, once we receive any documentation, the membership may request to see it.

Mr. Morse asked if DEP has given us a deadline for any of these repairs. Response: Until DEP finishes their inspection, we don't have an answer to that. However, we are consulting with DEP.

Mr. Morse asked if Ed from Mountain Top would be invited to a meeting to clarify questions about the system, since he is currently responsible for the maintenance. Response: Ed Sennefelder was invited to come to his meeting, but stated he did not want to be there.

Mr. Morse asked who gave permission to hire an outside contractor to come in and address the frozen water lines. Response: Ed contacted Koberlein to come in and assist with the frozen water line issues.

Mr. Morse wanted to know where the figure came from to repair the system, and isn't this the same figure from a few years ago when there was a proposal to fix the system. Response: President Balanovich stated that an engineers' study from 2007 did provide us with some figures. This study was updated in 2012 as far as the time limit anticipated, but the financial estimates were never updated. We anticipate it will cost us more today to make these repairs than was anticipated in 2007, and we are trying to get those estimates now. In response to Mr. Morse's next question, President

Balanovich stated we are also looking into possible grants and any other financial remedies available to us that will not put a strain on homeowners.

Mr. Morse next asked if a board member was currently selling their home. Response: This is a personal question and will not be addressed here.

The next question asked why homeowners must submit questions in writing 5 days before a Board meeting. Response: Although this was required at one time, we have not been requiring pre-submittal of questions in writing for several years.

Mr. Morse rescinded his next question.

The balance of Mr. Morse's questions involved the financial aspects of selling our water and sewer facilities, possible large assessments to homeowners to fix the facilities, etc. Response: An open discussion was held stressing that we do not yet know what financial possibilities are available to us, or how much it will ultimately cost. The letter provided to residents was simply to let them know that the problem exists, and that the Board is researching all financial possibilities to present to the membership at the May General Membership meeting. No decisions will be made without input from the homeowners.

Meeting adjourned at 10:47 am.

Respectfully submitted,



Nancy S. Johnson, Secretary

Approved: April 11, 2015