

**The Escape Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**April 11, 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:** Bill Hine, Bob Brennan, Dennis Dougherty, Nancy Johnson, Lorraine Wolff, Steve DeEsch, Diana Deloy, and Moran Balanovich. Property Manager Ann Marie Miller was also present. Anthony Marcantonio was excused, due to work.

**MINUTES:** The minutes of the March 14, 2015, Board meeting were provided to the members of the Board for review prior to the meeting.

**MOTION:** by Bill Hine, seconded by Steve DeEsch, to approve the minutes – unanimously approved.

**TREASURER’S REPORT:** As of February 28, 2015.

Total of cash accounts -	\$179,159.76
CDARS account -	51,434.15
Total for CDs -	134,202.18
<u>Total for Dock accounts -</u>	<u>11,717.55</u>
Grand total as of 11/30/2014 -	\$376,513.64

There were two write-offs: \$200.00 (Lot 224) as property owner is no longer renting house; and \$12,669.64 (Lot 515) as property owner declared bankruptcy and the debt is no longer collectable.

**MOTION:** by Dennis Dougherty, seconded by Bob Brennan, to approve the write-offs as presented by the Treasurer – unanimously approved.

**PRESIDENT’S COMMENTS:** The President thanked everyone for coming to the meeting and for their support. We are going through a lot of changes and things are taking time. We are trying to set up staff and maintenance – advertisements are out and we are waiting for applicants. We’ve gotten a lot of repairs done on substations, roads, sewer, water – we have Pocono Waterworks doing the sewer and water and they are doing a really good job. There are a lot of things that needed to be addressed. We had OSHA come in and do a pre-inspection. We had to upgrade a lot of safety features: we had to put in an eye-wash station, fire extinguishers, safety signs, etc. We have a DEP inspection scheduled for Tuesday and we’re in pretty good shape for that. So far, things are moving along.

**VICE PRESIDENT’S COMMENTS:** None at this time.

**MANAGER’S COMMENTS:**

- Met with the Journal Newspapers to do our newsletters. They will get ads from local businesses to pay for the cost of the newsletters and the format will be more like a newspaper. We hope to have the first one out in time for the May General Membership

meeting. Anyone who wishes to put anything in the newsletter should get their information to the office by May 1<sup>st</sup>. We plan on putting out three or four per year.

- We are signed up for the Great American Clean-up again this year for May 16<sup>th</sup> – we are also trying to get two dumpsters for that day. The trash collected from throughout the community will be disposed of in the dumpsters, and we can also open it up for homeowners to dispose of items from their properties, although there may be a charge of larger items such as refrigerators. The dumpsters will be located at the Marina Recreation Area.

### **COMMITTEE REPORTS:**

- A. Grievance and Appeals (Bill Hine):** Bill Hine said there is one grievance scheduled for the beginning of May. Grievance Committee members will get the information on this grievance next week.
- B. Docks (Bob Brennan):** Repairs will be made before the docks are put in the water. Bob has reached out to the Dock Committee members and will schedule a meeting at a later date. He will also prepare something for the newsletter with the rules and regulations for the docks. Moran discussed the dock repair issue with Bob, involving which docks need repair (a listing could not be located) and where the docks needing repair are stored. They will work together to identify these docks, so that they can be repaired, and will re-inspect some mains and fingers that may need to be repaired or replaced.
- C. Finance (Diana Deloy):** Diana stated she has contacted the members of the Finance Committee, and in June, they will set up dates to meet after Labor Day.
- D. Architecture (Steve DeEsch):** Nothing to report.
- E. Physical Plant/Roads (Dennis Dougherty):** Moran stated the need to meet to discuss and identify pot holes that need to be fixed. The EPOA will be purchasing a dump truck with a sweeper that will be picked up next week. Later today, Moran will start filling some of the larger pot holes and some of the areas where we had to dig up sections to address leaks or frozen pipes that are now settling. We also need to check the culverts that need to be cleaned out.
- F. Community Watch (Nancy Johnson):** The open Community Watch meeting for all residents scheduled for the last Saturday in April will have to be postponed. A new date will be selected as soon as possible. It was also noted that one of our big problems right now is that we are finding used hypodermic needles along the roadways and in the parks in the community. Residents were asked to watch for these and either carefully pick them up, put them in a bag and drop them off at the office, or call the office and Public Safety will be sent out to collect them. We have a special container in the office for disposal.
- G. Recreation (Nancy Johnson):** The meeting and Marina Building cleanup scheduled for March 21 was cancelled, however, we did have the community room and bathrooms cleaned. A new date will be announced soon.
- H. By-Laws (Nancy Johnson):** This committee is temporarily on hold.
- I. Ballot (Bill Hine):** No report.

### **UPDATES:**

***Southerton Pool:*** It was noted that attendance at the Southerton Pool was almost non-existent last summer. Discussion was held regarding the cost of running and staffing the pool, whether or not to

open it this summer, or just open the Marina Pool. Ann Marie also noted that there may be a leak in that pool, as they continually needed to add water last year. She is getting estimates on finding and fixing this problem, as well as prepping the pools for the summer.

**MOTION:** by Steve DeEsch, seconded by Bill Hine, to keep the pool closed at this time, and have the Manager decide later in the summer if it needs to be opened (depending on the weather and pool usage) – unanimously approved.

**Ledgedale Entrance:** An open discussion as to how we want the Ledgedale entrance rebuilt, as well as what we may want to do with the Route 507 entrance, was held. One suggestion was to erect signs similar to the Laurel Lane sign in the next community, which is similar to the sign at the Rt. 507 entrance, and add flower beds around it. A suggestion was also made to position the sign(s) so they can be seen by people coming down the road from either direction. (The previous sign on Ledgedale only faced one direction and the Route 507 sign faces the road in front of it and cannot be seen from either direction). It was also noted that the signs at the Ledgedale entrance should be lit from above instead of from the ground, so that the lighting will still function with snow on the ground. A security camera is also planned for this entrance. The Manager will get estimates and sketches of ideas to submit to the Board for review.

It was also noted that we need all new bulletin boards. Ann Marie will take care of this.

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

Gerry Meyers (Lot 119): Is security working well? Ann Marie said they are doing a good job and gave some examples. Is it possible to get street lights along Escape Way? It was explained that the property does not belong to us – we only have a 100-year lease for egress/regress, but we cannot put anything on the property. She also asked if PPL could put in street lights on their poles, but it was noted that we would have to pay for these as well, along with the added electric service.

Dottie Patterson (Lot 103): Asked if erecting a bus stop up by the office is still going to happen. Moran said yes, it will be done this summer. Moran also noted that we are looking into extending the parking area at the office, as well, and we need to take that into consideration for the placement of the bus shelter.

Bill Donnelly (Lot 586): Bill stated that he will volunteer to help put the docks in if we need it.

Bill Patterson (Lot 103): Asked if the Board could provide the homeowners with any more information on the termination of Mountain Top Construction. Moran said the lawyers we have hired to address this matter have given us the following statement: *“Civil and legal action is being taken, and the charge will be billing deceptive business practices.”*

Pat O’Dougherty (Lot 35): Pat asked if the bills submitted by Mountain Top for payment were reviewed before the checks were signed. Moran said that is the category it falls under, but that’s not what it is and I can’t discuss it.

Bill Donnelly (Lot 586): Will we have a machine to vacuum up the leaves from the culverts for a fee like we did last year? Moran stated that the machine belonged to Mountain Top; however, we could

set up a specific time and rent a machine for a week to do this. It would probably require people to sign up in advance and collect a fee to offset the cost. We can look into it.

Helen Williams (Lot 4): The question was whether the cinders will just be pushed off the road or gathered up when we sweep the roads. Moran explained that we tried to rent a sweeper that collects the cinders, but all the machines in our area are already rented out for the next 6 weeks. Since we cannot wait that long, the cinders will be pushed off the roadway this year.

Dottie Patterson (Lot 103): Dottie asked about the situation with the wells, and asked what well she was on. Moran said she is on the Walnut well. Dottie then stated that whatever has been done since the new company came in, she can actually drink her water from the faucet. Moran explained that the chlorinators that were on the wells were too large, so smaller ones were installed. Although the levels of chlorine were not out of range, they were at the high range of acceptable levels. Several people throughout the community have commented on how the quality of the water seems improved.

Dottie also asked how the sewer plant was looking now. She was advised that volunteers have cleaned out the building and it is looking decent now. Moran explained that one tank needs repair and we are working on getting a welder in to fix that. There are electrical problems that need to be addressed, there are two aerator pumps that need repair, gears on tank 2 need to be repaired or replaced (the skimmer is not working); he noted that this is a process and we are addressing everything in time. He also noted that there is still a lot of work to be done. Even the fencing needs to be fixed.

Dottie mentioned that years ago, they were provided a tour of the plant, which might be nice today. However, it was mentioned that insurance issues might prevent that today.

Moran also noted that many people are not aware, but we actually have two systems there, so that if one needs to be shut down, we can still run with the other system.

Pat O'Dougherty (Lot 35): If people had reported problems with the chlorine in the water, wouldn't it have been looked into sooner. Moran stated that people don't want to come to the office and sign a complaint because they were afraid of being targeted. Discussion continued regarding again the range of acceptable chlorine levels in the water, and that it also changes due to usage. Nancy also mentioned that a few years ago, the DEP increased the levels of chlorine that needed to be in water and everyone was notified that they might occasionally smell it, so people were expecting it.

**MOTION:** by Moran Balanovich, seconded by Diana Deloy, to adjourn the regular meeting (an Executive Session will follow) – unanimously approved.

Meeting adjourned at 10:40 am.

Respectfully submitted,



Nancy S. Johnson, Secretary

**Approved: May 9, 2015**