

The Escape Property Owners Association, Inc.
Board of Directors Meeting
May 9, 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, Lorraine Wolff, Diana Deloy, Nancy Johnson, Steve DeEsch, Moran Balanovich, and Dennis Dougherty. Property Manager Ann Marie Miller was also present. Anthony Marcantonio was excused, due to work.

MINUTES: The minutes of the April 11, 2015, Board meeting were provided to the members of the Board for review prior to the meeting.

MOTION: by Dennis Dougherty, seconded by Lorraine Wolff, to approve the April 11th minutes – unanimously approved.

PRESIDENT’S COMMENTS: Things are going pretty well. The docks are in; the roads are pretty much taken care of – we’re on track, and moving along as best as can be expected under the circumstances.

VICE PRESIDENT’S COMMENTS: None at this time, except to wish all the mothers a Happy Mother’s Day.

TREASURER’S REPORT: As of March 31, 2015.

Total of cash accounts -	\$182,269.85
CDARS account -	51,434.15
Total for CDs -	134,273.12
<u>Total for Dock accounts -</u>	<u>32,526.11</u>
Grand total as of 03/31/2015 -	\$400,503.23

There was a transfer of \$3,195.00 from the Operating Account to the Dock Account for dock fees included in maintenance checks. There were no write-offs in March.

MOTION: by Dennis Dougherty, seconded by Steve DeEsch, to accept the Treasurer’s report – unanimously approved.

MANAGER’S COMMENTS:

- Information for the newsletter is being submitted on Monday. If anyone has a write-up to submit, please get it in immediately.
- Ann Marie has an appointment next Thursday with the Township to discuss options for dealing with some of the homes that are unsightly. She has been working with our Constables, Joe and Eddie, to take pictures of these residences and work with the Township to see if there is anything we can do.
- The insurance company will be here next Thursday to do their annual inspection, as well.

COMMITTEE REPORTS:

- A. Docks (Bob Brennan): The docks are in. There are a dozen or so who have not yet paid their fees. Once we get the boats in, we will schedule a dock committee meeting.
- B. Grievance and Appeals (Bill Hine): The scheduled hearing has been continued until June. Ann Marie noted that the individual involved has also received additional citations.
- C. Finance (Diana Deloy): No report at this time.
- D. Architecture (Steve DeEsch): Nothing to report. A few were submitted this month.
- E. Physical Plant/Roads (Dennis Dougherty): Moran stated we are waiting for estimates to grade the sides of the roads, but that is not a priority at this time.
- F. Community Watch (Nancy Johnson): Community Watch has a meeting scheduled for the last Saturday in June. Ann Marie noted that she met with one of the State Troopers last night to discuss the drug problems we are having. They will be adding extra patrols in our community and working closely with Public Safety and security.
- G. Recreation (Nancy Johnson): Corrine has been given the part-time Recreation Director position for the summer. We are going to blend some of our annual events with Corrine's activities, and everything will go through Ann Marie. First up is the Board-sponsored Start-of-the-Season Picnic.
- H. By-Laws (Nancy Johnson): No report.
- I. Ballot (Bill Hine): No report.
- J. Budget (Diana Deloy): No report.

OLD BUSINESS:

Ledgedale Entrance: Ann Marie believes we can utilize our maintenance personnel to fix the Ledgedale entrance and get the camera installed. She would rather use our funds to work on the Route 507 entrance at this time. It was asked if we could get two signs, or a two-sided sign at the Ledgedale entrance so that it can be seen from both directions, but the trees and the amount of property available may prevent that.

NEW BUSINESS:

Audit Report: The annual audit report has been received from Bill Owens and provided to the Board members.

MOTION: by Bob Brennan, seconded by Steve DeEsch, to accept the annual audit report – unanimously approved.

Lawn Maintenance Estimate: We have received an \$8,000 estimate from AJ Konopka Excavating Inc. for general maintenance services related to mowing and trimming, debris removal, and leaf blowing of parking lots for the May 15, 2015, to October 31, 2015, growing season. It was noted that we anticipate our in-house maintenance to be able to do this by next year, but we are not sure we have the funds to purchase the necessary equipment right now, and we are still putting our in-house staff together. The intent is to hire Konopka for this first year, and then equip our staff to do it starting next year if funds allow for the purchase of the equipment needed.

MOTION: by Steve DeEsch, seconded by Bill Hine, to accept to estimate by Konopka for lawn maintenance services this year – unanimously approved.

Route 507 (Front) Entrance: Moran advised that we have received several estimates for repairing and cleaning up the front entrance. He gave a description of the entrance, noting that it had once been a fountain, and that the liner inside is pulling away from the walls and the wall has a large crack in it. Sooner or later, it will fall. To try to fix it would not be cost effective. Konopka has given us an estimate of \$8,200 to demo the area, install a block planter box with caps, put in new topsoil and plantings to go with the landscape, mulch the entire bed, and install a new sign back-to-back that it can be seen from either direction, along with decorative poles and lighting. The blacktop will also be addressed and properly cut and patched up to the new retaining wall.

MOTION: by Dennis Dougherty, seconded by Lorraine Wolff, to accept to estimate by Konopka for remodeling of the front entrance – unanimously approved.

ADDITIONAL COMMENTS/QUESTIONS:

Dumpsters – It was asked when the dumpsters would be here and available to the residents. Ann Marie advised that we are not getting the dumpsters now, due to cost. Moran noted that we are still looking into options for getting someone to work with us at a reasonable cost for scrap metal or other items.

Docks – Konopka was the company that put the docks in this year. Our original estimate was for 3 days at \$1,200 per day for a total of \$3,600. This price does not include the repairs that were done.

Vandalized Board – It was noted that several boats have been vandalized over this winter and last winter while stored on properties. This was discussed at the Community Watch meeting and the Constables are aware of the situation. Homeowners are urged to install motion lights and, if possible, cameras to help in identifying those responsible.

Start-of-the-Season Picnic: Board volunteers are needed for the picnic (Moran is not able to attend). Those volunteering are Lorraine, Nancy, Bill, Dennis, Bob, and Steve. Ann Marie and Nancy will make sure the food and supplies are purchased.

Water/Sewer System Estimates: It was noted that the two companies we approached about information on the sale of our systems still has not gotten the information back to us. One company just contacted us recently asking for someone to take them around the community to view the system. Therefore, the information we had hoped to present to the homeowners at the General Membership Meeting on May 23rd may not be available. We will continue to try to work with them as time allows, but we may need to table a presentation to the homeowners until next year.

Dottie Patterson made a comment on the changes taking place and the improvements made so far. She said this Board has jumped in and is doing a fantastic job in this community and it shows.

Further discussion was held regarding the difficulty in getting vendors to respond to us with estimates, but that we have had people referred to us that are working out very well. We have a camera vendor who is doing a great job, we now have one full-time and one part-time constable on duty, and our landscaper is doing a great job. It was also noted that as soon as we can get the box up for the camera at Ledge Dale, that will be installed.

Moran announced that the Board Meeting is now adjourned. We will take a 15 minute break and go into Executive Session.

Meeting adjourned at 10:32 am.

Respectfully submitted,



Nancy S. Johnson, Secretary

Approved: May 23, 2015