

**The Escape Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**June 13, 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:** Dennis Dougherty, Bob Brennan, Lorraine Wolff, Diana Deloy, Nancy Johnson, Moran Balanovich, and Bill Hine. Property Manager Ann Marie Miller was also present. Steve DeEsch and Anthony Marcantonio have been detained and will not be here this morning. We have a quorum.

**PRESIDENT'S COMMENTS:** President Moran thanked everyone for coming. As you can see, things are moving slowly, but they're getting there. The community is looking good, and we haven't really had any complaints. The front entrance is taking a little longer than we had hoped, but it's getting there and it is starting to look good. Sometime over the summer after the main entrance is done and the blacktop around it is completed, we are going to put the bus shelter there right behind the planter. One of the reasons we narrowed the front entrance is if, down the road, we decide to go with a gated community, this will allow for two lanes of traffic into and out of the community, and we can turn the bus shelter into a guard shack at a minimal cost. In response to questions about a gated community, the President responded that we have not yet made that decision, but if we do, the main entrance will need to be manned at all times, and the Ledge Dale entrance will be operated by some sort of key card. Residents will have the ability to go through that entrance, but others must come through the front entrance.

Property Manager Ann Marie noted that we will also be doing sticker checks later this month, where we will have people manning the entrances and checking for valid EPOA stickers, and checking visitors as to where they are going and who they will be visiting. Residents without valid stickers will be fined.

The President stated that he had a meeting with Pocono Water Works Co. (PWWC) about the list we received from DEP of things that needed to be addressed. PWWC will start addressing all the things on this list on Monday in order to bring us up to where we are supposed to be with these facilities. PWWC did have an engineer come in and examine the concrete on the Walnut well, and he advised that it was repairable and not a big issue. The #2 tank at the sewer plant is more than three-quarters of the way pumped out, but they are running into some heavy sediment at the bottom, so a special truck is coming in on Monday to help finish pumping all of that out; then the welder can come in and do all the necessary welding, so that we can get that tank back on line. This was required because all the necessary bacteria in that tank was dead, so the tank was not doing its job. There was also a rot hole on the solid holding tank, so we were getting infiltration. All of that will be repaired. We have an estimate of \$3,500 from the welder to redo all the support arms and refabrication work in there, but he could not give us an exact price until the tank was completely pumped out and he could examine the bottom. Moran noted that he approved this cost, because a delay in approval meant we would not be able to get on the schedule for the welder until the fall, which would fall beyond our deadline with DEP to get these things fixed. Several Board members stated that they believe this was a very good price for the amount of work to be done.

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

## MANAGER'S COMMENTS:

- We have had several inspections; insurance inspection, DEP, OSHA, and the pool. We have a dock inspection coming up by PPL (it was noted that no one ever remembers PPL doing dock inspections). We also have an issue with jet ski ramps; we have a request for additional ramps, but our license with PPL is currently based on just the slips and ramps we are currently using. We would need to get approval to add the ramp(s) and adjust our license fee. Although we were previously approved for more and used to pay for more, our license was scaled back to those in use at the lower fee. Now, however, PPL is insisting on an engineer's report before increasing the amount of slip/ramps on our license, which PPL believes is about \$2,000. It was suggested that we look into getting the license to cover the maximum number of ramps that we currently have room for, but it is unknown what the annual cost of that will be. VP Bob believes we were paying about \$100 per year for each ramp, which means we were paying an extra \$1,000 per year. It is not yet known if that cost increased; however, many believe we should secure the maximum number of ramps if we decide to increase the current permit. The Dock Committee may also want to look into increasing the yearly fees, as most of the rentals in this area are higher than ours. The additional funds will help to fix and/or replace many docks that need attention.

It was mentioned that prior to the PPL dock inspection, Maintenance should check to make sure the permit numbers on all the docks are visible. Those that are not need to be redone; we should have the templates for them stored somewhere.

## COMMITTEE REPORTS:

- A. Grievance and Appeals (Bill Hine):** Had a meeting on June 6; minutes of that meeting were provided to the Directors. This hearing had been rescheduled several times, so these citations covered a long time period. The individual filing the appeal had five citations, all involving vehicle violations. All citations were fully investigated and the Committee recommends upholding the citations.

**MOTION:** by Nancy Johnson, seconded by Bob Brennan, to accept the Grievance Committee's recommendation – unanimously approved.

- B. Docks (Bob Brennan):** A dock meeting was previously held and the Directors were provided with a copy of the minutes. Replacing fingers and mains for next year was also discussed and it was noted that our Maintenance crew would be able to work on that during the winter months. A list of materials needed will be put together and costs provided prior to any work being done. Bob also confirmed that Ann Marie should investigate the cost of an engineer and increased permit costs for increasing the amount of jet ski ramps to be presented to the Committee for review and the Board of Directors for approval.
- C. Finance (Diana Deloy):** No report.
- D. Architecture (Steve DeEsch):** No report.
- E. Physical Plant/Roads (Dennis Dougherty):** We are waiting for the weather to break to begin repairing potholes.
- F. Community Watch (Nancy Johnson):** We have a meeting scheduled for June 27.
- G. Recreation (Nancy Johnson):** July 4<sup>th</sup> will be in all-day celebration, starting with the Golf Cart Parade. Corrine is coordinating this event. We will have a bouncy house, dunk tank, horseshoe tournament, food, etc. There will be a DJ in the afternoon. There is an announcement for this

event in the newsletter that was sent out to all homeowners, and the posters are up around the community.

The new newsletter was also discussed. Those present liked the new format. We discussed putting out the newsletter on a regular basis (3 or 4 times a year) at specific times, and the fact that we need more people to contribute items for it. Nancy then read Corrine's report published in the newsletter to let people know the kinds of events she is hoping to hold during the year.

**H.** By-Laws (Nancy Johnson): No report.

**I.** Ballot (Bill Hine): No report.

**J.** Budget (Diana Deloy): No report at this time. It was mentioned that the Committee will need to restructure the budget for the next year, as this year's budget was based on an outside contractor. Therefore, things like snowplowing, dock repair, lawn care, etc., will need to be moved to payroll if our Maintenance Department will be performing those tasks. It was also noted that we need to consider future plans, such as the potential of making this a gated community, and set aside funds accordingly.

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

**Purchase of Lot 17:** President Moran stated that the individual who purchased the old Olpp property in 2012, which the EPOA attempted to purchase, is now selling it. This individual purchased the property for \$19,900 (even though the EPOA offered a higher bid), but he has not done anything with the property. The property is currently listed for \$25,000, but he is willing to sell it to us for \$23,000 – basically the amount he has put into purchasing it and paying the taxes. This property is next to the current sewer plant and the area would be necessary for us to own if we are able to construct the needed facilities to upgrade our sewer plant. In 2012, the Board of Directors had approved the purchase of this property for up to \$25,000. As a formality, President Moran is asking for another vote.

Discussion was held as to whether we should attempt to get a mortgage on this property or pay for it outright utilizing monies currently in our certificates of deposit.

**MOTION:** by Nancy Johnson, seconded by Dennis Dougherty, to purchase Lot 17 for \$23,000 and to follow the advice of our accountant as to whether to do so with current funds held in CDs or a mortgage/loan arrangement – unanimously approved.

Director Bob Brennan asked if we had any immediate plans for the property. President Moran stated that we might be able to use this area for our salt/cinder mix, because it has to be stored indoors, and it has to be on a concrete floor with 3-foot concrete walls. We could actually take the existing house down, keep the foundation, just take the first six courses off of it, and build up on that to create this storage area. Then we could actually get all the cinders out of the area up by the mailboxes, clean up the area, and make a nice park up there. And down the road, if we start accumulating some funds the way we think we should, we could always consider putting a pool back up there the way it once was.

**Marina Pool Heater:** President Moran stated that the pool heater is not working. Strand Pools is going to provide an estimate on fixing or replacing the heater, but if the cost is too high, we may not be able to do it this year. It was noted that this heater has been here for many years (about 30) and was used when this was an indoor pool.

## **ADDITIONAL COMMENTS/QUESTIONS:**

Patty Crispino (Lot 89): Patty stated that she often sees used docks for sale online and asked if we were interested in know about these when they are available. Moran stated that most of those are not in good repair, but we might be able to just taking off the hardware for reuse. Patty was asked to let Ann Marie know if she sees anything worthwhile.

Patty also noted that when the docks went in this year, some of the jet ski ramps are not in the same place. Moran explained that we had a new person putting the docks in and there was no map for him to go by when installing the jet ski ramps. Patty was advised to contact the office if she needs to have her ramp moved. Ann Marie also talked to Patty about this situation during the meeting.

Patty asked about the MTC trucks in the community, and it was explained that MTC is doing work for private individuals within our community. It was also mentioned that Ed Sennefelder owns property in the Escape, so he is a current homeowner.

Patty also wanted to thank the Board of Directors. She said she can see the improvements in the community and appreciates the work being done by this Board and by our Manager, Ann Marie.

Dottie Patterson (Lot 103): Dottie wanted to let everyone know that long-time resident, Sal Miceli, passed away last week and there will be a memorial service for him tomorrow afternoon. She also noted that her husband, Bill, is doing much better.

Director Bob brought up an issue with the doors at the Marina Building. Apparently, people are leaving the sliding glass door open during the day, which is a problem when the air conditioning is running, and it invites animals into the building. The pros and cons of sliding glass doors as opposed to swinging doors, emergency exit capability, cost, etc., were discussed. Ann Marie will look into the best options. Patty Crispino also located online an automatic closer for sliding glass doors as another option. We will look into all possibilities.

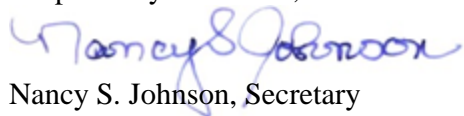
Patty Crispino also asked if we had looked into the solar motion lights that were discussed at the Community Watch meeting, and Ann Marie said not yet.

Wayne Wells (105): Wayne stated that the drainage area along the boat ramp was not properly fixed and some areas keep washing out. Ann Marie said she is working on it, but she needs approval from PPL on some other related issues before she can fix this.

Patty Crispino also offered to look into a free or reduced-cost conference call phone that we might be able to use for Board and committee meetings when some members are unable to get here.

Meeting adjourned at 11:35 am.

Respectfully submitted,



Nancy S. Johnson, Secretary

**Approved: July 11, 2015**