

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

**APPROVAL OF MINUTES:** Minutes from the June 13, 2015, meeting were previously distributed to the Board.

**MOTION** by Lorraine Wolff, seconded by Dennis Dougherty, to approve the minutes as written – unanimously approved.

**TREASURER’S REPORT:** As of May 31, 2015.

|                                  |                  |
|----------------------------------|------------------|
| Total of cash accounts -         | \$170,538.06     |
| CDARS account -                  | 51,434.15        |
| Total for CDs -                  | 134,309.58       |
| <u>Total for Dock accounts -</u> | <u>31,433.08</u> |
| Grand total as of 03/31/2015 -   | \$387,714.87     |

There was one transfer in the amount of \$2,090 for dock fees that had been included in monthly maintenance checks. There were no write-offs since the last report.

**MOTION** by Steve DeEsch, seconded by Anthony Marcantonio, to accept the Treasurer’s report – unanimously approved.

**PRESIDENT’S COMMENTS:** President Balanovich thanked everyone for coming. He stated that our July 4<sup>th</sup> party turned out really nice. We had a good turnout. One resident spoke up and stated that it was the best he had ever seen, and thanked the lifeguards and whoever else had a hand in planning the day. The President agreed it was awesome.

He noted that things are moving along in the community; a little slower than we would like, but we’re getting there. He also noted that we have not had any complaints. We are still having problems getting vendors to respond and give us estimates on work we need done. We are still waiting for the welder to come in and address the issue at the sewer plant. He also stated that he inspected the well houses this morning and we are pretty much on track with the DEP requirements, with just a few more things to take care of. The water system is doing okay, but we are addressing a pressure issue with one well.

**VICE PRESIDENT’S COMMENTS:** The Vice President was not present.

## **MANAGER'S COMMENTS:**

- We are still trying to get Greene Township officials to come in and tag (condemn) some of these rundown homes. In response to a question from a homeowner, it was noted that once a home is tagged, we can have it removed and the lot becomes green space.
- The sticker check went well. Some people were happy, and some people were not, as they got fined.
- A grievance hearing has been scheduled for August 15 at 10 am. We have three grievances to hear at this time.
- Recreation Director Corrine is working on events for the summer. She has movie night today. The extended evening hours at the pool on Friday and Saturday are working well. There is a luau planned for August 15.
- The new web site is completed.

Dennis Dougherty commented that it is important for us to support Ann Marie in getting these houses tagged. He noted that he was speaking as a homeowner. Maintaining our community affects the value of our homes. We are moving in the right direction, but we need to keep going and address these homes. Ann Marie noted that there are six homes she is working on right now.

It was also noted that it may be due to past issues that we are having a problem getting vendors and township officials, etc., to respond to us in a timely manner, but we will continue to work on these issues. It was also noted that we have files liens on all of these homes in question and have fined the homeowner of record. We are filing an additional lien on one of them as well. In response to a homeowner's question, it was also noted that these homes are owned by different, presumably unrelated individuals.

Steve DeEsch asked whether or not we could resell the lot once a home is condemned and the home is removed, noting that if we leave it as green space, we will be losing money on monthly maintenance fees. Ann Marie stated that you cannot sell this type of property under the EPOA – you would have to create another company for this purpose for legal reasons.

A general discussion continued regarding options for these lots, what type of building and how large of a building can be put on the lot, etc. Ann Marie will have to check on some of the legal issues. The conversation also included the difficulties getting estimates from local contractors.

**BOARD ELECTION:** President Balanovich noted that election time is approaching. There will be three open seats on the Board this year. Anyone wishing to run for one of these open seats should send a letter to the Board Secretary, Nancy Johnson, no later than August 5<sup>th</sup> stating that they would like to run for the Board.

## **COMMITTEE REPORTS:**

- A. Grievance and Appeals (Bill Hine):** Nothing at the moment.
- B. Docks (Bob Brennan):** Bill Hine spoke with Bob and gave a report. He noted that all the chains need to be replaced next year – they are slowly failing. Moran noted that if you replace all the chains, you would need to replace the anchors, but Steve noted that there is a diver who can hook

up the new chains under water, so that the anchors do not have to be replaced. Steve will get the information to Ann Marie on the man that does this work. Moran also asked about dock repairs that need to be done. One finger was mentioned, and dock seven will need repair – Bill stated that dock seven takes a beating each year and does need replacing.

Ann Marie stated that in addition to added security for the dock area on weekends, she believes we need to have someone from maintenance on duty on the weekends. This year, there has been a need for maintenance to address dock issues almost every weekend. It was also noted that the cameras are working, but one focusing camera is no longer moving. The lights at the docks have been fixed, however. Moran also noted that a full inspection of the docks should be done prior to any event or busy holiday weekend, so that maintenance can fix anything noted and not continually be pulled from the event to address dock problems.

Resetting pins and placing the buoys farther out were also discussed. Bill has spoken to Ann Marie about all of these issues, and regularly walks the docks and reports any problems to her.

It was also noted that the dock numbers have not been done yet. Ann Marie did find the numbers we used and maintenance will get the numbers done.

- C. Finance (Diana Deloy): No report.
- D. Architecture (Steve DeEsch): People are submitting requests – everything seems to be going well. Ann Marie noted that there was one homeowner having exterior work done that did not have an approval and they were fined.
- E. Physical Plant/Roads (Dennis Dougherty): We are continuing with filling the pot holes. Moran asked if we ever cleaned out the culverts, and Ann Marie said we did. We will also offer our services to clean out the leaves again this fall for a fee.
- F. Community Watch (Nancy Johnson): We have a meeting scheduled for Saturday, July 25 at 10 am. We are not aware of any major problems at this time.
- G. Recreation (Nancy Johnson): The luau is the next big event. There is a movie tonight. Corrine is doing a great job, and Ann Marie has already given her report.
- H. By-Laws (Nancy Johnson): No report.
- I. Ballot (Bill Hine): No report.
- J. Budget (Diana Deloy): No report.

#### **OLD BUSINESS:**

***Purchase of Lot 17:*** We have purchased lot 17. The paperwork has been dropped off with the lawyer, so that they can record the deed, which we should receive shortly.

***Marina Pool Heater:*** We were able to fix the pool heater at an affordable cost, so it is working again.

***Marina Building Doors:*** The issue of replacing the sliding glass doors has been tabled. We do not see a need to change them at this time.

***Speeding:*** It was noted that Public Safety and the Constables have been running radar and have been issuing citations for speeding. We will continue this enforcement effort. Bill asked about speed bumps for Granite Drive, and Moran stated that we have tried that several times over the years, but

people rip out the temporary ones. It was also noted that these are very expensive. Permanent speed bumps are a problem for plows, and some people stated that speed bumps in their neighborhoods do not do much to deter speeders anyway. Moran said the only other option he can think of is to put dips in the roadway. The dips are not a problem for the plows, and during they fill with snow and ice and the roadway is smooth, but in the warmer months, they can help deter speeders. However, even this option would be a big expense. At this point in time, the Board feels that more targeted enforcement is our best option. Lorraine asked if people are generally paying the speeding fines or appealing it and Ann Marie said a few appeal it, but others just pay.

## **NEW BUSINESS:**

**Generators:** Nancy stated that a few years ago, the Board discussed getting a generator for the well houses in case we lose electric for extended periods of time. The Board discussed getting generators for each well house, but that option was too expensive. Therefore, management was looking into getting a portable generator that could be moved to whatever location needed it. Ann Marie stated that DEP also stated that we needed to get a generator. Moran also noted that we would need one for the sewer plant. Several Board members and Ann Marie will look into affordable options.

**New Rental Restrictions:** Dennis provided the Board members with a copy of Wallenpaupack Lake Estates new rental restrictions. This document states that when someone buys a home, they are not permitted to rent that property during the first 2 years of ownership – they or their family members must live there. This has helped slow down the purchase of less expensive properties in their community that were being secured for rental purposes only. Nancy pointed out that our biggest problems with drug use are not from renters, but from family members of the property owner living at the residence, so it would not solve that problem. She also stated that although she has seen this type of restriction on condo properties, where units are connected, you may have a problem with single family homes and people claiming their rights are being violated.

Moran stated that we actually don't have many problems with renters or Section 8 recipients; the problems are all with homeowners' relatives living in their house and causing problems. Ann Marie stated that she does have two Section 8 issues, and problems with three other homes that are relatives of the owners living there. Discussions continued regarding the improvements we are doing and how long it would take for us to start seeing our home values increase, as well as options to help this process.

## **QUESTIONS FROM PROPERTY OWNERS:**

Bill Hofmann (Lot 363): Bill first complimented our lifeguards. He then referred to the letter sent out to homeowners earlier this year regarding the possible sale or other options for the water and sewer system. Moran stated that we are still waiting for information from the two companies we spoke to. Bill asked what happens if they do not get back to us, and Moran said we take care of the systems ourselves and look into options.

Patty Crispino (Lot 89): Patty asked about the kayak/canoe rack, and Ann Marie stated it was done, but we are waiting on PPL approval to put it down by the lake. Optional locations for the rack were discussed.

Patty also noted that she has donated a conference phone and wondered if we needed any type of Board approval or by-law change in order to use it for Board meetings. Nancy advised that the

Board has already approved using Skype of conference calls for meetings. Ann Marie will look into whether there will be a cost for conference calls, and noted that she is already looking into WiFi possibilities for the Marina Building. Patty asked that we include this information in the newsletter once we get it.

Patty also asked about community clean-up. It was noted that we did have a community clean-up in April. Ann Marie also stated that the community yard sale is scheduled for August 22.

**MOTION** by Diana Deloy, seconded by Steve DeEsch, to adjourn.

Meeting adjourned at 11:00 am.

Respectfully submitted,



Nancy S. Johnson, Secretary

Approved: August 8, 2015