

The Escape Property Owners Association, Inc.
Board of Directors Meeting
February 20, 2016 – 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: Moran Balanovich Anthony Marcantonio Patty Crispino Diana Deloy
Steve De Esch William Donnelly

By phone: Lorraine Wolff

Absent

Ralph Filieri

APPROVAL OF MINUTES: Minutes approved of the January 2, 2016 reorganization meeting
MOTION by Steve De Esch seconded by William Donnelly to approve the minutes as written –
unanimously approved.

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

Total of cash accounts -	\$111,500.32
Total for CDs -	76,340.14
Total for Dock accounts -	17332.56
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Grand total as of 12/31/2015 -	\$205,173.02

MOTION by Anthony Marcantonio, seconded by William Donnelly, to accept the Treasurer’s report –
unanimously approved.

PRESIDENT’S COMMENTS: Moran thanked everyone for coming.

Remembrance service for Nancy Johnson at 3:00

- America water not interested in our sewer & Water -No bid withdrew any offers
- Adam of DEP insists we must get generators- we are getting estimates- barbwire must be around the wells
- Meeting with DEP march 30, 2016 regarding the sewer plant
- Reported that the budget failed- when there are complaints think about the budget there will be an assessment.

VICE PRESIDENT’S COMMENTS:

We were fortunate that it was a mild winter compared to last winter, which alleviated a lot of what dealt with last year.

Concurred with Moran

We had to spend a lot of money to updating the sewer plant to bring it up to code, water at marina way.
The Board will have to present the numbers to the community.

MANAGER'S COMMENTS:

New stickers are available March 11, 2016

They will be a four-digit number – they will no longer be lot numbers, because homeowners reported that their stickers were being stolen off the cars. Bring in your registration to get your new decal.

Steve De Esch mentioned that because we a mild winter our roads took a beating because of not having a full freeze.

We all live here and we can only work with the money we have. The budget was important and that we asked for a bare minimum and that we put a lot of work into that budget.

COMMITTEE REPORTS:

- A. Grievance and Appeals(Lorraine Wolff)Pending grievance(s) or appeal(s) will be scheduled March 5th to discuss two cases.
- B. Docks (Ralph and Steve) will set up a meeting re building some new docks and replace fingers. Maintenance fees are due in March
- C. Finance/Budget (Diana Deloy): The budget failed we have to decide what we are going to do.
- D. Architecture (Steve DeEsch): Things are going ok. More time needs to be spent on the architecture committee. There is a lot of administrative work needs to be recovered by charging a fee. Because the budget failed things that were free or overlooked we will have to charge for.
- E. Physical Plant/Roads (William Donnelly) we will be cleaning the roads and see what we can do to make the roads better. We will be getting estimates for road repair.
- F. Community Watch no report
- G. Recreation (Moran Balanovich)
March 19 potluck with Tanglewood with St. Pat's theme at the marina building, contact Phyllis in the office for any questions or if you want to attend.
March 25th is Kitchen cleanup
March 26thEaster party please sign up in the office
April 17 is breakfast with Joe then wine and cheese with tangle wood
April 30 Great American clean up
May 14 meet your neighbor
May 21 basket bingo
July 2 golf cart parade
- H. By-Laws (Patty Crispino) thanked those who signed up. There will be a discussion with the attorney regarding the by-laws.
- I. Ballot:no report

OLD BUSINESS:

None

NEW BUSINESS:

Roads- contractors giving estimates repairing roads we are looking at having sections of the roads blacktop-not tar and chip.

Wells and Sewer plant generators having contractors giving us estimates.

Adam from DEP had given us years and nothing had been done

Meeting March 30 regarding the sewer plant. RKR Hess is doing a pressure test on the system to tell us what we need to do increase pressure and increasing water storage and the use of the generators that will allow us to have water for 24 hours without power. The first one they did we were not happy with so they are working on new plan in accordance with Adam from DEP. There should be no issues with DEP because they are working together.

Amenities – we are down to one pool, this year we must put monies into the immunities. The little pool on Southerton may stay shut down this year, because the budget failed.

QUESTIONS FROM PROPERTY OWNERS:

What happened regarding the tent for the salt?

When we purchased it, it was to be commercial building- suppose to be fire retardant

The one they sent use it was not rated for wind sheer and fire retardant so we had to send it back because the township would not allow us to put it up. That was not our fault it was the companies fault.

We purchased salt from Indian Rocks they were charging us 85.00 a ton. We might not put up a building (tent) we may just purchase salt from them because they delivered it.

It is going to take years before we have a building to store the salt because the engineers have to draw plans because of drainage.

Anthony Marcantonio said to make note that the tent was sent back and we are getting a refund and that we were not charged a restocking fee.

A homeowner asked where is the sewer plant is located and Moran Balanovich said on Look out circle. Homeowner asked about the salt if it was pure or mixed? Discussion that we mix cinders with the salt.

Homeowner asked if we purchased the back ho. Moran Balanovich said we purchased it because it was 3000 a month to lease. To rent it for 6 month would have been 18,000 so for an extra 6000 so we bought it and our payments are 700 a month. Renting is throwing money away.

Homeowner asked if community members could rent the back ho services? We will check with the insurance company.

Homeowner reported that Louie (Main. dept.) son passed away.

There were no further questions. MOTION: to adjourn by Anthony Marcantonio, seconded by William Donnelly – unanimously approved.

Meeting adjourned

Respectfully submitted,

Patricia A. Crispino