The Escape Property Owners Association, Inc.

Board of Directors Meeting

February 25, 2017 – 10:00 am

**PRESENT**: Moran Balanovich, President; Patti Crispino, Vice-President;

Jeff Lipnichan, Treasurer; Ann Marie Miller, Property Manager

**Board Members**: William Donnelly, Kevin Keller, Scott Powell, andSteve De Esch

**By Phone**: Joanne DiBlasi; Secretary

**ABSENT:**Ralph Filieri **ALSO PRESENT**: Ann Marie Miller

**APPROVAL OF MINUTES**

 On a motion made by Moran Balanovich and seconded by Patty Crispino and duly adopted

 RESOLVED that the Board of Directors accepts the minutes of the January 21, 2017 Board Meeting as written.

All Aye (7-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT** as of January 31, 2017

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

 RESOLVED that the Board of Directors accepts the Treasurer’s Report as of

January 31, 2017.

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| --- | --- | --- |
| **TOTAL CASH ACCOUNTS** | 159,454.41 | 159,454.41 |
|  **TOTAL CERTIFICATES OF DEPOSIT** | 76,531.74 | 76,531.74 |
| **TOTAL DOCK ACCOUNTS** | 12,162.86 | 12,162.86 |

All Aye (8-0) Motion Carried

A discussion was held regarding properties that are not in good standing at this time.

**PRESIDENT’S COMMENTS:** Moran thanked everyone for coming. We are beginning to get ready for summer.

**MANAGER’S COMMENTS:**

* 2017 Stickers will be available by March 1st. All residents must have the new stickers by June 1st.
* A Newsletter will going out soon.

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

**COMMITTEE CHAIR COMMENTS:**

Dock Committee – an update on the docks was given by Steve DeEsch.

Architectural Committee – a reminder to please abide by the rules and get your permits at the office.

Recreation Committee –

* The event scheduled for February25th has been cancelled.
* There will be a recreation committee meeting on March10th
* April 22nd is Clean Up America Day
* July 2nd the July 4th parade and picnic is scheduled

By Laws Committee –cannot make changes to the by-laws without an 80% vote. Waiting on advice from the attorney on how to amend this.

**OLD BUSINESS:** None at this time.

**UPDATES:**

A discussion was held on Check Valves/Pressure Reducing valves. Moran explained that we are requiring the valves not the DEP. He explained the “whys” for these. Pressure valves will be installed on the well system in March. A grant will cover the cost. He also explained why the water curbs need to be visible throughout the community.

A discussion was held on what we need to do help our water system. The above was a recommendation. The Check Valves/Pressure Reducing valves helps the homeowner as well as the community.

An update was given on KBA and the status of the sewer plant.

**NEW BUSINESS**:

A discussion was held on payment to Ben Rinker

On a motion made by Patty Crispino and seconded by William Donnelly and duly adopted

 RESOLVED that the Board of Directors permit payment of an additional$1,125.00 to Ben Rinker Electrical Contracting, Inc. Invoice13022.

All Aye (8-0) Motion Carried

**NEW BUSINESS**: (con’t)

On a motion made by Moran Balanovich and seconded by Patty Crispino and duly adopted

 RESOLVED that the Board of Directors change the April meeting from April 15, 2017 to April 23, 2017at 10:00 am.

Aye: (8-0) Motion Carried

**QUESTIONS FROM PROPERTY OWNERS:**Questions were addressed in the discussion regarding the Check Valves/Pressure Reducing valves and water curbs.

 **ADJOURNMENT**

 On a motion made by Moran Balanovich and seconded Patty Crispini and duly adopted

RESOLVED that the Reorganization meeting of the Board of Directors of the EPOA be adjourned.

All Aye (8-0) Motion Carried Time: 10:46 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary