

**The Escape Property Owners Association, Inc.**

**General Membership Meeting**

**May 25, 2019 – 10:00 am**

**PRESENT:** William Donnelly, President; Patty Crispino, Vice-President; Jeff Lipnichan, Treasurer; Joanne DiBlasi, Secretary; and Ann Marie Miller, Property Manager

**Board Members:** Kevin Keller, Scott Powell, Jack Ellex and Dennis Jolly

**ABSENT:** Helen Peterson

**ALSO PRESENT:** Homeowners of The Escape (sign-in sheet available at the office)

**CALL TO ORDER:**

The meeting was called to order by Bill Donnelly, at 10:03 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken.

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of the General Membership Meeting of August 25, 2018 as written.

All Aye (8-0)            Motion Carried

**APPROVAL OF TREASURER'S REPORT AND JUDICIAL SALE WRITE-OFFS**

On a motion made by Jeff Lipnichan and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report as of April 30, 2019 and Judicial Sale Write-Offs in the amount of \$91,273.70.

Total of cash accounts -	\$374,623.78
Total for CDs-	\$ 78,062.52
Total for Dock accounts -	\$ 27,940.34
Grand Total	\$480,626.64

All Aye (8-0)            Motion Carried

Jeff read the financial report. He stated that the budget is in good shape. Jeff explained the loan and budget monies that will be used for the road project. There will be no increase in dues for the paving project. Jeff explained the Judicial Sale write-offs.

**PRESIDENT'S COMMENTS:**

- Bill welcomed and thanked everyone for coming. He commented that it was a tough winter on the water system. He thanked Ann Marie, the maintenance crew and Moran for their work dealing with all the leaks.

**VICE-PRESIDENT'S COMMENTS:**

Patty also expressed her thanks to the staff for all their hard work this past winter. Patty asked the residents to commit to attending two more meetings this year. She reminded the residents that this is their community and their input is valuable in helping the Board make decisions. We all need to be invested to continue to make this a great community.

**MANAGER'S COMMENTS:**

- Residents have been coming in and picking up their updated Escape stickers for vehicles and boats.
- There was good participation for Clean Up Day, 15 tons of garbage was collected. The community did a great job. Thanks to all who volunteered.
- The winner of the raffle for A Year of Dues will be called at the end of the meeting. Anyone wanting to buy a ticket please see Diane.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – docks are in. There will be a dock committee meeting following this meeting. The first new dock is in the water. Thanks to the maintenance crew for their time and hard work in building the new dock.

**Architectural Committee** – Dennis Jolly – We received a few permits for roofs and siding. People are continuing to improve their properties.

**Recreational Committee** –Joanne DiBlasi- **Thanks** to Ann Marie and her staff for the great job in fixing the Marina building. The building looks great! The committee has scheduled events: Bingo tonight at 7:00.

**June 15, 2019**

- **Breakfast with Joe**
  - 8:00AM
  - \$5/person

**June 21, 2019**

- **Marvel Movie Night**
  - “Iron Man”
  - 7 PM
  - popcorn/beverages provided

**July 6, 2019**

- **Fourth of July festivities**
  - Details to be announced

**July 19, 2019**

- **Book Club**
  - 7 PM
  - Details to follow

**July 20, 2019**

- **Self Defense Course** (title will change)
  - Harry will be the instructor
  - Time 1:00 to 4:00

**July 23, 2019**

- **Pike County Office of the Aging**
  - 11 AM

**July 26, 2019**

- **Blood Drive**
  - 1:00 to 6:00
  - Register at the office

**July 27, 2019**

- **Bingo**
  - 7 PM
  - \$1.50/card
  - 50/50
  - snacks and beverages provided

**August 10, 2019**

- **Community Yard Sale**
  - 8 AM
  - Set up at ball field, office, or individual homes

**August 17, 2019**

- **Night at the Races**
  - Tickets \$10 (on sale in the office)
  - Basket raffle

**August 24, 2019**

- **Hawaiian Picnic with Chris and Bonfire**
  - Bonfire is free to all
  - Dinner: \$8/person. When paying, hand will be stamped in order to receive food
  - Menu to follow

**COMMITTEE CHAIR COMMENTS (Cont'd):**

**By-Laws Committee** – Joanne DiBlasi– we will be scheduling a meeting in the near future. Anyone who is interested in joining the committee please give me your email address.

**Ballot Committee** – Joanne DiBlasi – There are two Board seats available this year. Mine and Scott's.

**Grievance Committee** –Kevin Keller – there is a meeting scheduled for June 1<sup>st</sup>.

**Physical Plant/Roads Committee** – Bill Donnelly – gave a report on the paving project. A map is available for residents showing the roads that have been and will be paved. The project should begin in approximately 2 weeks. Anyone who is interested in paving their driveway can sign up in the office to receive a price from Runco.

**Community Watch Committee** – Bill Donnelly- All is well.

**Finance Committee** – Jeff Lipnichan– Jeff explained the budget and the costs for road paving project, water issues and sewer repairs. We are waiting for documents from the Engineering firm for the loan approval for the sewer plant project.

**NEW BUSINESS:**

**APPROVAL OF STRAND POOL CONTRACT**

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted  
RESOLVED the Board of Directors approve the contract for Strand Pool, for maintenance and chemicals, in the amount of \$6,045.00 for the 2019 season.

Aye (8-0)                      Motion Carried

Ann Marie explained what the contract is for.

**APPROVAL TO CHANGE RULES AND REGULATIONS**

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted  
RESOLVED the Board of Directors accept the changes to the Rules and Regulations as presented.

Aye (8-0)                      Motion Carried

Patty read the changes. The Rules and Regulations will reflect these changes and be effective in 30 days of the vote. Copies of the changes are available in the office.

**UPDATES:**

Walnut Well–Ann Marie – gave an update on the issues we have with this well.

A discussion was held regarding all the homeowner leaks that occurred this winter. Bill read the cost to the Escape for the leaks and the man hours to fix them.

At this time Bill asked the homeowners for questions and/or concerns:

Homeowner – How long after the road is paved can we drive on them?

Bill answered in about 1 to 2 hours.

Homeowner – Are the roads being fixed with tar and chip? What about potholes?

Bill replied, no, only asphalt. Jack added that Dennis and Bill identified the worst areas and potholes. The potholes will be repaired. We will continue to work on the infrastructure.

Homeowner – How many more years on the assessment loan for roads and generators?

Jeff replied there is 2 ½ years left on that loan.

Homeowner – What can be done in regards to the cat problem?

Ann Marie replied PLEASE STOP FEEDING THEM. This is not an Escape issue it is a homeowner's problem. Also, residents need to have their dogs on a leash when they are outside. Also, they are reminded to clean up after their pets.

Homeowner – Why can't homeowners combine adjoining properties?

Ann Marie and Jeff explained the loss of revenue when properties are combined.

Homeowner – What was the cost to fix the Marina building?

Ann Marie replied all costs were covered by insurance.

Homeowners – How many leaks were homeowner leaks? How many were Escape leaks?

Ann Marie and Moran explained that all the leaks were homeowners, none were Escape leaks. Ann Marie informed the residents that the Escape will shut off and turn on water for seasonal residents free for the first request and \$15.00 for additional requests each year.

Rosie Powell picked the winner for A Year of Dues raffle.  
Congratulations to Joseph Notwitz, Lot# 450.

**ADJOURNMENT**

On a motion made by Patty Crispino and seconded Dennis Jollyand duly adopted  
RESOLVED that the meeting of the General Membership of the EPOA be adjourned.

All Aye (8-0)

Motion Carried

Time: 11:02 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary