

**The Escape Property Owners Association, Inc.
Board of Directors Meeting
January 21, 2017 – 10:00 am**

PRESENT: Moran Balanovich, President; Patti Crispino, Vice-President;
Jeff Lipnichan, Treasurer

Board Members: William Donnelly, Kevin Keller, Steve De Esch
and Scott Powell (arrived at 10:04 am).

By Phone: Joanne DiBlasi; Secretary

ABSENT: Ann Marie Miller, Property Manager, Ralph Filieri,

CALL TO ORDER:

The meeting was called to order by Moran Balanovich at 10:02 am with the Pledge of Allegiance to the Flag. Moran Balanovich noted that there were no homeowners present at the meeting.

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 7, 2017
Reorganization Meeting as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT as of December 31, 2016

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

RESOLVED that the Board of Directors accepts the Treasurer's Report as of December 31,
2016.

Total of cash accounts -	\$120,373.73
Total for CDs -	\$ 76,531.74

Total for Dock accounts -	\$ 12,165.31
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Grand total as of 12/31/2015 -	\$209,070.78
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All Aye (8-0) Motion Carried

PRESIDENT'S COMMENTS: Moran thanked everyone for coming.

VICE PRESIDENT'S COMMENTS: None at this time.

MANAGER'S COMMENTS: None at this time.

COMMITTEE CHAIR COMMENTS: None at this time.

OLD BUSINESS: None at this time.

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UPDATES:

A discussion was held on Check Valves/Pressure Reducing valves.

On a motion made by Moran Balanovich and seconded by William Donnelly and duly adopted

RESOLVED that the Board of Directors amend the Rules and Regulations that all homes
must be equipped with a Check Valve/Pressure Reducing Valve by June 1, 2017. Homeowners must
show proof of installation to the EPOA office. If proof is not given to the office the homeowner will
be fined \$500.00. If the fine is not paid by October 15, 2017, water will be shut off to the home.

All Aye (8-0) Motion Carried

A discussion was held on Road Signs/Spring Thaw and the damage heavy vehicles can cause to the new paving of the main entrance.

On a motion made by Scott Powell and seconded by Moran Balanovich and duly adopted
RESOLVED that all vehicles over 10 tons must use the Ledgesdale Road entrance to The Escape from March 1, 2017 to June 1, 2017. Anyone in non-compliance will be fined \$500.00.

All Aye (8-0) Motion Carried

NEW BUSINESS:

A discussion was held on water curbs.

On a motion made by Moran Balanovich and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors amend the rules and regulations that all homeowners must clearly mark and make visible the water curb shut-off on their property.

All Aye (8-0) Motion Carried

A long discussion was held on the Combining of Lots and the loss of revenue to The Escape.

On a motion made by Moran Balanovich and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors amend the Rules and Regulations to read that going forward from this date property owners who combine adjacent lots will continue to pay the designated maintenance fees on that lot. All lots that were joined previous to this date are grandfathered in.

RESOLVED to amend this motion that if a lot is purchased that has water and sewer lines already installed the lot will be charged the fees of a developed lot.

Aye: 7 Nay: Scott Powell Motion Carried

A discussion was held on garbage pick-up in the community vs. dumpsters for residents.

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QUESTIONS FROM PROPERTY OWNERS: There were no property owners in attendance.

ADJOURNMENT

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

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

All Aye (8-0) Motion Carried Time: 11:12 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary