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

**Board of Directors Meeting**

**January 13, 2018 – 10:00 am**

**PRESENT**: William Donnelly, President; Jeff Lipnichan, Treasurer; Joanne DiBlasi, Secretary; Ann Marie Miller, Property Manager

**Board Members**: Scott Powell, Steve DeEsch and Helen Peterson

**By Phone**: Patty Crispino, Vice-President; Kevin Keller and Lorraine Wolff

**Also Present**: Homeowners (sign-in sheet available)

**CALL TO ORDER**:

The meeting was called to order by President William Donnelly at 10:05 am with the Pledge of Allegiance to the Flag.  A roll call of Board Members was taken.

Bill welcomed everyone to the meeting and thanked the Board of Directors for electing him President of the Board for the 2018 year.

**APPROVAL OF MINUTES**

On a motion made by Scott Powell and seconded by Steve DeEsch and duly adopted

RESOLVED that the Board of Directors accepts the minutes of the November 18, 2017Board of Directors Meeting as written.

All Aye (9-0) Motion Carried

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

On a motion made by Steve DeEsch and seconded by Helen Peterson and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer’s Report as of December 31, 2017.

Total of cash accounts - $164,045.56

Total for CDs - $  76,723.31

Total for Dock accounts -     $   28,998.01

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Grand total as of 12/31/2017 -            $269,766.88

All Aye (9-0) Motion Carried

Jeff led a discussion on the financing of the sewer plant project. He explained that the cost of the project is 1.6 million dollars. He further explained that the first step is for The Escape to apply for a mortgage loan.

On a motion made by William Donnelly and seconded by Helen Peterson and duly adopted

RESOLVED that the Board of Directors begin the process of applying for a loan for the purpose of financing the sewer plant project.

All Aye (9-0) Motion Carried

EPOA Board of Directors Meeting

January 13, 2018 Page 2 of 3

**PRESIDENT’S COMMENTS:**Bill thanked everyone who came to the meeting for supporting the community. He informed everyone that we are always looking for volunteers for the committees. Please sign up and support The Escape.

**VICE PRESIDENT’S COMMENTS**: Patty thanked the Board for nominating and voting for her. She thanked former President Moran Balanovich for all his hard work over the years to improve The Escape.

**MANAGER’S COMMENTS:** Car stickers should be available soon.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee**- Steve DeEsch - nothing to report at this time.

**Architectural Committee** – Steve DeEsch – Homes are selling. People will be building and improving their properties in the spring.

**Recreation Committee** – Anne Marie – there is a meeting scheduled for January 27, 2018.

**By Laws Committee** –Joanne DiBlasi and Scott Powell- a meeting will be scheduled in the spring.

**Grievance Committee –** Kevin Keller – the meeting was cancelled due to inclement weather. The meeting will be rescheduled.

**Physical Plant/Roads Committee** – Bill Donnelly – the maintenance crew are doing a great job with the snow.

**Finance Committee –** Jeff Lipnichan – gave a report earlier about the financing of the sewer plant.

**Ballot Committee –** Joanne DiBlasi – gave a report of the outcome of the Budget Vote that was held on November 28, 2017.

**UPDATES:**

The Board informed the present community members of the schedule for Board meetings for 2018.

A discussion was held on Lot #237. Ann Marie presented the proposal. The attorneys are checking that there are no further liens on said property.

On a motion made by Scott Powell and seconded by Jeff Lipnichan and duly adopted

RESOLVED the Board of Directors accept the settlement proposal to reclaim the property for the EPOA provided there are no further liens or monies owed.

All Aye (9-0) Motion Carried

A discussion was held on Pocono Joe’s contract. Ann Marie and Bill Donnelly will be meeting with Pocono Joe and bring further information to the Board at February’s meeting.

EPOA Board of Directors Meeting

January 13, 2018 Page 3 of 3

**QUESTIONS FROM PROPERTY OWNERS:**

* Is the motion to sell the 14 properties owned by The Escape still in the works?

Yes, Bill and Ann Marie will meet with a real estate and to set a price. The possibility of an auction was discussed. They will information available at the next meeting.

* Will the tennis nets be taken down?

Yes, the maintenance crew will be doing that.

* Why is there a boat stored by the mailboxes?

It was explained that the boat belongs to The Escape. The dock committee purchased the boat to assist in taking out and putting in the docks. A discussionwas held regarding renting common area space to residents for boats, RV’s etc. The Escape does not have a large enough common area to accommodate many vehicles.

**ADJOURNMENT**

On a motion made by William Donnelly and seconded Steve DeEsch and duly adopted

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

All Aye (9-0) Motion Carried Time: 10:41 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary

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