

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
June 17, 2017 – 10:00 am**

PRESENT: Patty Crispino; Vice-President, Joanne DiBlasi; Secretary, Ann Marie Miller; Property Manager

Board Members: William Donnelly, Kevin Keller, Scott Powell and Steve DeEsch

ABSENT: Moran Balanovic; President, Jeff Lipnichan; Treasurer and Ralph Filieri

ALSO PRESENT: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by Patty Crispino at 10:01 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Patty welcomed and thanked everyone for coming.

APPROVAL OF TREASURER'S REPORT as of May 31, 2017

On a motion made by Scott Powell and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report as of
May 31, 2017.

Total of cash accounts -	\$210,935.55
Total for CDs-	\$ 76,663.02
Total for Dock accounts -	\$ 44,330.00
Grand Total	\$331,928.57

All Aye (6-0) Motion Carried

Patty Crispino read the Budget Report.

MANAGER'S COMMENTS:

- Unfortunately, there will be no lifeguards at the pools this summer. Parents will be responsible to watch their children. Children under the age of 12 must be accompanied by an adult. There will be pool attendants to check pool bracelets. The Board will be reviewing and amending the rules and regulations regarding pool safety.
- Ann Marie informed the homeowners that there has been a change in security. There are no more constables. The EPOA has hired Patriot Security Solutions, Inc., for security in the Escape. There is no change in reporting an incident. Please continue to call the service. The new security personnel are trained how to handle many incidents. There will be a quicker response time. Walt will be concentrate on the marina and the docks.

VICE PRESIDENT'S COMMENTS:

- If you are interested in joining the By-Laws and Rules and Regulations committee please contact Patty. A meeting will be scheduled soon.
- There are more skunks in the area. Please be careful with children and pets.
- Patty would like to meet with parents to help plan age appropriate activities for the summer.
- Patty reminded homeowners to attend the Board meetings and bring a friend.

COMMITTEE CHAIR COMMENTS:

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

Architectural Committee– People are building and improving their properties.

Recreation Committee –

- Community Yard Sale is scheduled for June 24th from 9:00 a.m. to 4:00 p.m.
- There are many activities being planned for the July 4th weekend. Please check the website, the EPOA Facebook page and the postings in the office and around the Escape.
- Fireworks over Lake Wallenpaupack scheduled for July 4th at 9:15p.m. (rain date July 5th).
- Dinner with Chris on July 8th.
- Breakfast with Joe on July 15th at 8:00 a.m. Board Meeting to follow at 10:00 a.m. and Recreation Committee meeting at 11:00 a.m.
- Paint and Sip on July 15th at 6:00 p.m.
- Bingo on July 29th at 7:00 p.m.
- Cardboard Boat Race on August 12th at 12:00 p.m. Always a great time.

By Laws Committee –meeting to be scheduled in the near future.

Grievance Committee – No report at this time.

Physical Plant/Roads Committee – The potholes are being filled in by the EPOA crew.

- **Community Watch Committee** – There is a meeting scheduled for Saturday, July 1st at 10:00 AM. Homeowners were reminded to be diligent, “See something, say something.” If you have cameras on your property please review the recordings and report anything out of the ordinary. Scott reminded homeowners to report speeders. Also, be careful momma bear and cubs have been seen. Ann Marie reminded homeowners not to leave food out to attract animals.

Finance Committee – No report at this time.

Ballot Committee – There are 4 Board seats available beginning January1, 2018. The office will be accepting letters of interest in August.

OLD BUSINESS: None at this time.

UPDATES:

- The Escape will be selling property lots that are owned by the Escape. Prices will range on the building availability. The Board will meet to post lot numbers and price. There is a map posted in the office.
- The Rules and Regulations have been amended to no longer allow the combining of adjacent lots for the purpose of paying one monthly maintenance fee. Homeowners will be responsible to pay fees on both lots. Revenue to help improve the community.
- There is a list available with sheriff sales, tax sales, judicial sales and repository sales.

NEW BUSINESS:

- Lot #24 was a write off as a Sheriff sale. The Escape received \$3,900.00.

QUESTIONS FROM PROPERTY OWNERS:

- A discussion was held regarding Executive session and the availability of minutes for all Board Meetings. All Board Meeting minutes are available to all homeowners.
- Homeowner, Lot 445- asked if the new security company is providing their own cars. Ann Marie reported that the company provides their own cars, gas and insurance.
- Homeowner, Lot M20 – Sewer plant very noisy (played a recording of the noise). Ann Marie assured the homeowner that it is being looked into.
- Homeowner, Lot 99 – There is an old marker pipe sticking out of the ground. Paint the pipe orange or cut it out. Ann Marie had the EPOA crew resolve the issue.

ADJOURNMENT

On a motion made by Bill Donnelly and seconded Scott Powell and duly adopted
RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

All Aye (6-0)

Motion Carried

Time: 10:43 a.m.

Respectfully submitted,

Joanne DiBlasi, Board Secretary