

The Escape Property Owners Association, Inc.

Board of Directors Meeting

March 17, 2018 – 10:00 am

PRESENT: William Donnelly, President; Patty Crispino, Vice-President; and Ann Marie Miller, Property Manager

Board Members: Scott Powell, Kevin Keller, Steve DeEsch and Helen Peterson

By Phone: Jeff Lipnichan, Treasurer; Joanne DiBlasi, Secretary; and Lorraine Wolff

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by President William Donnelly at 10:01 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 everyone for coming. Commented that there was a nice turnout for the meeting.

APPROVAL OF MINUTES

On a motion made by Bill Donnelly and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of the January 13, 2018 Reorganization Meeting as written.

All Aye (9-0) Motion Carried

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 January 13, 2018 Board of Directors Meeting as written.

All Aye (9-0) Motion Carried

APPROVAL OF TREASURER'S REPORT as of February 28, 2018

On a motion made by Steve DeEsch and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report as of February 28, 2018.

Total of cash accounts -	\$240,827.71
Total for CDs -	\$ 76,746.71
Total for Dock accounts -	\$ 33,874.83
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Grand total as of 2/28/2018 -	\$351,449.25

All Aye (9-0) Motion Carried

Jeff gave an update on the Treasurer's report. Budget is healthy at this time.

PRESIDENT'S COMMENTS: Bill welcomed everyone to the meeting and thanked everyone for coming. He thanked everyone in the community for helping out during the snow storms. Many residents checked on their neighbors. He also thanked Moran Balanovich for volunteering to help plow the roads. He also thanked the EPOA maintenance crew for doing a great job.

VICE PRESIDENT'S COMMENTS: Patty thanked Moran Balanovich for helping to clear the roads during the storms.

MANAGER'S COMMENTS:

- The Escape clean-up day is on Saturday, April 28th. Volunteers should meet at 9:00 am at the marina building. Following the clean-up lunch will be served. Dumpsters will be available to discard garbage. Not tires or TV's can be disposed of in the dumpsters.
- Reminder that the "Year of Dues" raffle will be drawn on Saturday, May 26th. Tickets are available in the office.
- An EPOA Newsletter will be sent out the end of March.
- Beginning on March 27th the Security company will have the ability to make arrests.

COMMITTEE CHAIR COMMENTS:

Dock Committee - Steve DeEsch –clean-up will begin on the shoreline and work will begin on fixing/replacing docks. There will be a dock committee meeting before the general membership meeting on May 19th. The number lottery for docks will be at that meeting.

Architectural Committee – Steve DeEsch – Spring is coming. Remind community residents to fill out the application for permits.

Recreation Committee – Helen Peterson – there is a corned beef and cabbage dinner tonight. She explained that she is involved with Wreaths Across America. Wreaths are available to purchase for \$15.00 with \$5.00 going to Pets for Vets. This is a very worthy cause. Anyone who would like more information or to purchase a wreath please contact her.

By Laws Committee –Joanne DiBlasi and Scott Powell- a meeting is scheduled for Saturday, May 5th at 10:00 am at the marina building. All welcome to attend.

Grievance Committee – Kevin Keller – the meeting was cancelled due to inclement weather. The next meeting will be May 12th at 10:00 am

Physical Plant/Roads Committee – Bill Donnelly – the maintenance crew are doing a great job with the snow. The roads will be inspected after the spring thaw for potholes.

Community Watch – Bill Donnelly Harry and his crew are doing a great job. Very happy to hear that they will have the capability to make arrests.

Finance Committee – Jeff Lipnichan – buying the 2 trucks left our reserve fund a little low but we have recovered from it.

Ballot Committee – Joanne DiBlasi – nothing to report at this time.

APPROVAL TO CHANGE RULES AND REGULATIONS

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED the Board of Directors accept the changes to the Rules and Regulations
as recommended by the Property Manager.

Aye (8) Nay (1) Motion Carried

A discussion was held regarding the proposed changes. The Rules and Regulations will
reflect these changes. Copies of these are available in the office.

APPROVAL OF CONTRACT FOR POCONO WATERWORKS COMPANY, INC.

On a motion made by Kevin Keller and seconded by Patty Crispino and duly adopted
RESOLVED the Board of Directors approve the contract for Pocono Waterworks
Company, Inc. beginning March 15, 2018 for two (2) years.

Aye (8) Nay (1) Motion Carried

A discussion was held regarding the changes made from the previous contract.

APPROVAL TO ACCEPT THE 2017 ANNUAL AUDIT REPORT

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED the Board of Directors accept the 2017 annual Audit Report as
presented by William Owens and Company dated February 3, 2018.

Aye (9) Motion Carried

A discussion was held regarding the findings in the report. Jeff informed everyone that
report shows a good audit and that finances are good. The concerns stated in the report are
being looked at as how to improve them. A copy of this report is available in the office.

APPROVAL TO OPEN NEW BANK ACCOUNT

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED the Board of Directors approve the opening of another bank account for
The EPOA.

Aye (9) Motion Carried

Ann Marie explained the reasoning for this action. We have too much money in the account
for FDIC insurance.

APPROVAL TO PAY OFF ROAD LOAN

On a motion made by Kevin Keller and seconded by Scott Powell and duly adopted
RESOLVED the Board of Directors approve to pay off the outstanding balance of
\$1717.00 from road loan.

Aye (9) Motion Carried

Ann Marie and Jeff explained the positives in paying off the loan.

APPROVAL TO MOVE CD ACCOUNTS

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED the Board of Directors approve to move the CD Accounts for The EPOA
and Dock Committee for a higher rate of interest.

Aye (9) Motion Carried

Ann Marie and Jeff explained the positives in moving the accounts for a higher yield.

A discussion was held regarding the possibility of cell tower on The Escape property. It
would help with poor service in the community and would provide additional income to The
Escape. The Board will look continue to investigate this.

QUESTIONS FROM PROPERTY OWNERS:

- A discussion was held on the roads and which ones will be repaired in the spring. The concerns are potholes and the sides of the roads are deteriorating. One homeowner questioned how many of the 8 miles of roads in The Escape were repaved. Ann Marie to get back with an answer. It was explained that no decision has been made as to the repair of what roads. Homeowner, Bruce Gneuhs, along with Bill Donnelly will inspect the roads after the spring thaw.
- A resident brought up the issue of many cats roaming around The Escape. It was suggested that people should not be feeding them.
- A resident suggested the use of microphones at the meeting.
- A resident who needs to replace an existing fence on his property asked if he needed to apply for a permit. The response was he is no as long as he was replacing an existing fence.
- A question regarding how dues and fees are reported in the budget. Ann Marie explained to the homeowner that the assessment is not considered dues and fees and is reported on a different line in the budget.

Bill Donnelly asked if there anymore questions or concerns from the homeowners.

ADJOURNMENT

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

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

All Aye (9-0)

Motion Carried

Time: 10:50 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary