

The Escape Property Owners Association, Inc.  
General Membership Meeting  
September 3, 2016 – 10:00 am

CALL TO ORDER:

The meeting was called to order by President Moran Balanovich at 10:00 am with the Pledge of Allegiance to the Flag.

ROLL CALL: Moran Balanovich Anthony Marcantonio Patty Crispino  
Steve De Esch, William Donnelly, Lorraine Wolff, Ralph Filieri, Bill Hoffman  
**Resigned** Christine Cangas

President Balanovich opened the meeting and explained there will be no agenda, that it will be an open meeting. He reported that Christine Cangas resigned and that there is an open seat now anyone interested should drop their resume off at the office.

Managers report- Meeting with DEP gave a name of an engineer for free. There will be a grant for an engineer to work on our water system. Will be working on an action report.  
There have been a lot of water issues. Additionally, there has been sewer issues.

**Q- 564** Do they have all the leaks sealed up now.

Response: wells are not showing any leaks as per Joes reports. The wells are reading correctly. Each homeowner will need to install check valves and pressure release valves.

**10-223- How much are these valves**

Response: 85-100 pressure release and check valve 30 dollars, plus cost to install.

172 How do I know if I have a pressure reducing valve

Response: looks like a brass bell under the house by the water line.

10-223 pot holes when will they be fixed.

Response within two weeks tentative date.

162 price for the check valve and pressure release again- can we find a contract that could be used by more homeowners.

Response: A 85-100 pressure release and check valve 30 dollars, plus cost to install.

139a letter sent out this week...\$405,000 and change for assessment- what is the total number of the bank note you are trying to secure?

Response: The estimated loan was for 315,000 the interest on the loan 5 ½ percent. We haven't closed the loan yet. IF the interested is to change then the amount will change. It includes principal and interest.

139a 30 dollars a month for 72 months... every one the same? Developed and undeveloped.

Response: Yes everyone is equal

139a Based on those figures multiply by 7 years 1 million 15 thousand 200 dollars.

Response: No it is 6 years The assessment is to cover the roads the generators the amenities.

139a Why the difference why the 600,000 difference.

Response: the reserve study that cost 10,000 for 4 years ago. we have not even scratched the surface for the money we need to put aside for the roads, the sewer plants.

139a Your asking for this and your getting something else.

Response: We are trying to do a projection of what it going to cost to finish the roads the sewer plant and the wells, swimming pools, tennis courts the fence around the courts.

139a that was not in your letter.

Response: we are telling you now. We are trying to get the money to fix things around here.

139a you are getting 600,000, in your regular monthly fees. The assessment does not jive.

Response: Would you rather be assessed again? Make the assessment whatever you think it should be.

139a yes I don't mind paying money, to have things repaired I have been here 36 years I have seen a lot people come and go I have seen a lot of things happen a lot of people try to rule the roost. Being a sheep being taken to the shearer.

Response: do you think anyone sitting here paying less money than you?

139a I am not saying that. I am saying your figures don't jive with your letter.

Response: the figures jive if you understand the kind of work in the estimates that we're getting in here to finally bring this place to somewhat level.

139a This does not take care of all the roads. lets piece meal it. Lets come up with other assessments.

Response: If I get the assessments for all that needs to be done in the community -you will fall off your chair.

139a I will bring a seat belt.

Response: The sewer plant, redo the wells redo the roads it will be a lot of money I am trying to bank some money in case we have to do stuff. I get it the assessment does not match what I am doing now. I am trying to do what should have been done for years create a reserve account that we don't have. The reserve is not all gone

472 when was the last internal and external audit done.

Response: it is done every year you can come to the office and get a copy.

445 amount we are borrowing from the bank it appeared in the assessment letter that money that was going to be paid back was going to cover that loan in the bank. Who is paying for that loan plus the assessment and you're going to double the assessment you're going to getting in? When Bruce figured it out it is going to be way over the amount you are requesting? Do you already have the estimates already in place?

Response: Yes the assessment is paying the back loan  
6200 for 66 months

445 that is going to pay for the roads and the generators?

Response: Yes, I actually thought I was doing the right thing by continuing with an on loan road project here. I understand everyone's point that we are asking for more money than the actual bank cost.

445 you should have addressed that in your letter. The extra money will be for future repair for the community.

Response: All the money goes into a special assessment account.

If we never used the money we would be responsible to return it.

I thought we would want to put money aside and do what the reserve study said should have done years ago. Even if we had money aside it doesn't scratch the surface for the swimming pools, water wells sewer plant. Everything is 40 years old.

43/31 my opinion where the disconnect is happening just the black and white on the paper. You are talking about two different things here capital improvement program and assessment. The assessment funds and revenue have to be allocated for the projects that there being designated to do. I have 100 percent support for. However I can see the other side of the pictures there appears to be smoke and mirrors... telling us assessment 450 thousand but charging us for on an assessment of 800 thousand. Capital has to be done . I spoke to several people when the budget failed. You know an assessment is come the cost of things are going up roofs sewer plant. Needs to be fixed otherwise we will be a community that is useless. It is the perception of the piece of paper If the math were to jive his question would have been none. This has to be done DEP will shut it down.

Response: I don't think we are grasping as a community what situation we in here with the sewer plant. I read the report and it scared me. This sewer plant could go down on us. We have never put money aside and this is no one's fault to one day say the sewer plant has to be redone along with the roads. In my budget what I tried to do raise money and pay for an assessment. If you want to do assessment every time we have to do this...this is our community.

43/31 I think knowing to do another assessment you figured it out 800 thousand. 400 for the loan 400 for assessment

The best thing would be to do a list

I am repairing oak drive

I am repairing marina way

I am repairing hillside

I am repairing the sewer plant with generators

Have that list community this is our plan for your assessment.

35

a low ball figure 360 dollars a year

400 families that figures out 144 thousand a year.

You said 6200 a year

You are getting double that in a year. act 180 you cannot assess more than the cost.

Response: Everything we referred to our attorney.

We took a loan out-20 payments left we still owe 32 thousand and change on the existing road loan.

We haven't even paid for this loan no one can show me a bit of evidence that we did in 2013. We still have to do the roads again.

This is why I did what we did. We voted to pay this and I cannot because we had 16 thousand dollars for a new pump. No evidence of the improvement-looks like we never touch touched the roads.

139

Letter states that DEP mandated that we need generators for our water system.

I spoke to Adam from DEP there is no official letter issued-there are violations that are three years old or older that our system have violated DEP regulations- there are signed agreements between us and the DEP to correct these violations which leads us two opinions- to get the generators that I agree, or a ½ million storage tanks. We incur violations of 5M a day if we don't correct these violations or we don't get the generators. Maybe I am being too nitpicky Just tell it like it is. Don't tell us it is DEP mandated.

Response: I talked to Adam several time and he always mandated that we get generators there was never a mention of a mandated storage tank.

139 no official correspondence says anything about mandate. You would have think that would have taken placed.

Response: there has been previous agreements with old boards. He has been telling us that he wanted those generators for 7 years. There was never any discussion about a ½ million-dollar storage tank. He may

have told you that but that is not what he told me. That might have been a discussion with a previous board when they made this agreement and they chose the generators.  
It has always been about generators.

139 it is just that my conversation and the black and white did not jive.

Response-when Adam did the inspection in 2015 the only thing he said that was missing was the generators. Then when we were doing all of this someone called him and said why get generators when we don't have water. That is when he said we will need another well. We need to figure out the walnut well.

We have a lot more family's moving in and a lot more part time people up.

They were saying we were going to have to put in a new well. We are looking at the old walnut well back on line so the two of them can maintain that tank. They are testing the water to see.

Patty thanked everyone for coming today and that she wished that every meeting were like this. That we have sat on both sides of the table-we are the same -I have a mortgage ,maintenance- we are not compensated being on the board. I welcome anyone to join the board. I have heard many other board presidents' report about generators numerous times.

I will give up my seat to anyone who wants it. We welcome all of you to come to every meeting to help. How many hours have you put in of your own time regarding the budget.....the response was 100 hours.

Anthony responded that he is asking for a dollar day that he is concerned that something major is going to happen. I want us to put money aside to put in the bank for something serious. Maybe the letter is not explaining everything to the letter.

Patty we spent a lot of time discussing what should be in the letter... the letter went back and forth between us and the lawyer. We could have put an itemized list in the letter and the following day something could have happened that would have changed what could have gotten done.

191/446 400 thousand for the roads- are you going to start with escape way.

Response the roads that are worst will be done first. You can go to the office and look at Wayco's bid.

606/605 I work for a generator co. If you don't run them every month they will go bad.

Response- we are getting propane generators and they cycle themselves and we will have a 5 year service plan.

472 Our monthly operation budget. How much of that is being put in reserved? Why are we not saving monthly?

Response there is not enough—we are paying half of what we should be paying. Other developments their sewer and water are separate. Our sewer and water cost about 70 dollars a month. We are not making the money we can to operate.

696 why black top in smaller sections than tar and chip?

Response roads that are being black topped are the roads that are deteriorated. You can't keep patching them the Tar and chips did not last 6 months. The roads have not been graded in 15 years so water can't shed off the road that is what is tearing up the road a grader is 250.00 an hour. By black topping we will not have to grade the road that will save us money. Maintenance of the black top will be part of road maintenance.

We still 32,000 for the loan was done for tar and chip.

10 what are you going to do with the 30 dollars my lawyer told me with the majority

Response anyone wants to have their lawyer challenge our lawyer that is their right.

36 for all the years I lived here we never had this kind of problem with water and now all of a sudden we have a problem. DEP told me that we still have leaks in here.

How is that the water tank got so low that we had to have to pay to have water brought in here.

Response-We just got Joes report and all leaks have been fixed. There was a problem with the pump it should have been pumping 18 gallons a minute it was only pumping

8. The tank could not cover enough. It drained out in a day and half.

103 I am listening to all of this why does Adam have a right to talk to each and everyone and give different answers.

Response -Adam came in March with 7 pages of violations. They can ask Adam anything.

162 how many bids to do the roads

response 3

162 will you be using salt

Response yes

162 will we be getting a building to house the salt

Response we don't have the money .we bought the salt and Indian Rocks is storing it for us.

162 will you be putting in speed bumps (marina way/escape way) to slow down traffic?

Response maybe not speed bumps but dips but don't seem to be working.

162 security guard-issues to do his job.

Response they have been instructed to have the state police to be called. He has been instructed to watch his attitude.

161 I found that the ramp is part community and it is about a 2 ft. drop, I saw a boat fall off. Something has to be put in there.

Response we have been fighting with them for 2 years- river washed stone. We have to wait until the water is low enough so it does not roll down. We are waiting for a permit.

684 tax sale in Pike County in a month. Most are abandoned. After the tax sale if the properties are not sold is there anything we have the power to do?

Response We have been fighting with the township that they are abandoned asking the fire department to demo them burn. The county just does not want to get involved.

119 boat ramp how much would the fine be and what are we paying for permits?

Response nothing paid yet...they are not giving permits—you wouldn't know until they fine you. The trees fine was 5000.00.

161 we can do the side

response it is still part of the permit

472 lowering the lake what can be done to remedy it even if it is a band-aid?

Response- we can ask for volunteers to pick up rocks and fill in the wholes.

191 lawsuit update about mountain top lawsuit?

Response lawyer suggested we let it sit. 30 grand to do forensic audit we will never get our money back board made a decision to let it lay. He is still sewing our insurance co. 40 thousand for breach of contract, 40 thousand for deformation of

character .

669 observation you mentioned a table is not a table, there is a difference we as property owners seek information, the table has the information on that side but we don't have it. Someone mentioned we will need a seatbelt. That it is going to cost us a lot more we need this information. You said that there will be another assessment another projected, we need information...the information doesn't flow. IF we had the information there would be more harmony.

Response it will take a year to get projections based on what is in this report. It could cost 3 to 5 million to replace a sewer plant.

When this board first started there was a concern that this board wanted to sell the water system to major water co. came in and said keep it-we don't want it. At one time it was asset it has become a liability.

669 I never heard they said keep it. When we don't get the informant we get upset we get heated you get heated. Then we will have conflict.

Response- all due respect I have never seen you at a meeting.

669 we may not be back again because of what you said.

response I hope you reconsider we need people to show up. I am glad you're here it is hard the man has put in a lot of ours it is hard on this side old saying not matter what you do you can't please everyone. It is a volunteer position on this side of the table you are on constantly under attack. Sometimes you lose your temper it is not in malice. A lot of what your asking has been discussed here and then placed in minutes. IF you look at the minutes you will see that generators discussed, meetings with Adam from DEP. Your asking for letters, it would be a binder.

When we came to the meeting and saw all these people I was taken back and then I realized this is what it should be. The many meetings that had 3 people in the audience. We want you here you are no different than we are. IF one of us offends you, please come up and talk to us after the meeting. You know how frustrating it is for us that it takes so long, 9 months to get road estimates. Our cars drive on these roads too. If you have an expertise, please help the board, join a committee or the board.

Anthony apologized if he offended 669. Please read these reports

669 thanked him for the work he has done.

180 I appreciate your apology -I understand the frustration I don't have a problem paying more money knowing that it is going to get done. Will it all get done?

Response the work is scheduled to start in two weeks. That is a tentative date.

106r roads a little at a time, piece meal?. I live on a cul de sac

Response cul de sac will be tar and chipped

106c why should I pay for black top when I will be tar and chipped. Can we consider black top?

Response we are black topping roads that get used more but that can be discussed

135 people like me who have been here over 35 years to 45 years that cannot afford this assessment. Is the board because they cannot afford the 30 dollars and they can only afford the 125 are they suppose to stop eating or taking their medications is the board going to come along and shut my water off?

Response unfortunately they have to pay like everyone else. Like paying your taxes, it is life.

135 I am asking the board to take this under considerations- to have people pay something on it. Can they pay so much and still have their water.

135 I think then need to know that I will tell them to come see you.

Response if you are having financial problem and need a payment agreement and if you miss a payment on a payment agreement you lose your water.

430 who makes the decision of what roads get paved. Draw a map and draw it out.

Response The board the roads that could be an insurance problem.

430 why does the board get to make all the decisions? Why can't you tell us what roads are getting paved.

Response- it is in here did you read the proposal?

135 there is not main shut off valves old section a. underneath is the hydrant

You are saying that the development had a right to go under each home to shut the water off?

Response the hydrant belongs to us.

135 Act 180 on what you can and can't do. This has been a problem for some time. My hydrant is shot. I get very little pressure. I live with it. If someone mess around with that and I am paying the extra money I will have lawsuit. I went under my house myself, if someone goes under there will be a problem.

Response let's say you don't pay your dues and we have to shut your water off, we have a right 5 ft. on to the property. Find the water line, dig it find a curb shut it off.

135 that would be an easy way for me to get the curb fixed.

Response- how many times did I tell you to put in a request in to the office to have it done and it will be done anyone with a frost free hydrant.

135 how much will that cost.

Response about 300.00

135 you're willing to assume that?

Response yes, let me be clear of you stop paying and we come in dig up and shut you off what is going to cost you to run that water line from the curb to your house.

135 that is why I have done it this way

Response if you contact the office we are not going 5 ft in we are going to the back corner of your house and run a new stem under your house and it will cost you about for 50 dollars for a hookup.

35 storage the rock salt. Thought we built a facility for 7600 dollars.

Response we did the tent did not meet the townships requirement on wind shear so it was returned.

36 spent a lot of money on the sewer plant

Response we fixed the weirs and fix the structural arms in the number 2 tank.

36 you said we would be in good shape.

Response then DEP came in and issued this report.

472 request for bids how many contracts do we send out? Do we cherry picked.

Response out of 6 black top companies 3 showed up --generator companies we called everyone in the book and only 4 showed up

36 I have an issue on spending 40, 000 on the tennis courts I really have problem with that

Response that attitude is why we are in the shape we are in. back in the 80s we had a Jacuzzi, tennis courts, a kiddy pool, saunas , indoor pool. Your down to one pool Because we can do without- Our bylaws say if we have it must be maintained.

The tennis courts is only 18,000. We put it out for bid and 18, 000 is what we got.

36 we are paying people for recreation that used to volunteer, the roads have not been touch in a year ½. IF they had been maintained better it would not have cost us .

Response do you really thing they have only deteriorated in the last year and ½, you're so full of shit. These roads have been bad for 10 years 15 years. Read the report for DEP. Gross neglect.

36 you can 55 a ton we bought a back hoe a dump truck...no reason you can't fix the smaller areas. Response that is why your still in business.

Patty the pot hole that was by my house before the tar and chip and is still there and I used the all the chip that was all over to try to fill the hole that is still there. They were bad before and got worse and we only use a band aid.

425 roads is this job going to include taking the crown off an the coverts so the water can run off. Response the homeowners are responsible for the covert pipes

472 paving are we going to pull the roadbeds or how deep will it be?  
Response come to the office and get a copy proposal Wayco is doing the job.

79a we are scared my wife reading the minutes for 3 hours when people say it is not available it is available. They have cities that have sewer lines that have collapsed and they don't have water. It is going to take investment. You need to know you could double the dues and things will probably not going to get solved. Everyone had a budget. Infrastructure is hard. Water leaks are hard. It is a good community, I am going to drive 40 45 minutes it is a great community.

Response you were just nominated to be on the board, do you except?

79a yes.

Adjourned

Patricia Crispino