

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

**General Membership Meeting**

**May 27, 2017 – 10:00 am**

**PRESENT:** Moran Balanovich; President, Patty Crispino; Vice-President, Jeff Lipnichan; Treasurer; Joanne DiBlasi; Secretary, Ann Marie Miller; Property Manager

**Board Members:** Kevin Keller, Scott Powell, and Steve DeEsch

**ABSENT:** William Donnelly and Ralph Filieri

**ALSO PRESENT:** Homeowners of The Escape

**CALL TO ORDER:**

The meeting was called to order by Moran Balanovich at 10:12 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Moran welcomed everyone, commenting that there were many new faces, and thanked everyone for coming.

Kevin encouraged homeowners to attend our monthly board meetings. Moran announced that due to poor attendance at the monthly meetings the Board is considering meeting every other month.

Moran gave a status report on the well testing. The Escape should have the feedback report in approximately 2 weeks. When the project is complete the residents should see a big difference in the water. This was paid for by a grant.

An updated report was given on the sewer inspection. Moran explained that the sewer plant needs a lot of work. He stated that the DEP is working with us to resolve the issues of the plant and at this time has not levied any fines against The Escape. Jeff informed the homeowners that the Board has agreed to spend \$19,500 for an inspection and report as to what is needed. The report should be available by the June Board meeting. Jeff explained that the cost of a new plant would be about 1.6 million dollars. He is working on financing. There would be no additional increase to the homeowners. Jeff also informed the homeowners that the Board will need to replace one truck in the fall for an approximate purchase amount of \$15,000.00.

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of the September, 2016 Board Meeting as written.

All Aye (7-0)            Motion Carried

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Jeff Lipnichan and duly adopted

RESOLVED that the Board of Directors accepts the minutes of the April 23, 2017 Board Meeting as written.

All Aye (7-0)            Motion Carried

**APPROVAL OF TREASURER'S REPORT**

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  
April 30, 2017.

Total of cash accounts -	\$233,401.51
Total for CDs-	\$ 76,663.02
Total for Dock accounts -	\$ 46,746.08
Grand Total	\$356,810.61

All Aye (7-0)          Motion Carried

Jeff Lipnichan gave an overview of the budget. The general health of the budget is good. Scott noted that Ann Marie is doing a great job keeping finances to a minimum.

**APPROVAL OF ESTIMATE FROM KOBERLEIN ENVIORMENTAL SERVICES**

On a motion made by Jeff Lipnichan and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors accepts the estimate proposal for the Marina  
Way Pump Station from Koberlein Environmental Service in the amount of \$9,459.00.

All Aye (7-0)          Motion Carried

At this time Moran asked the homeowners for questions and/or concerns:

Homeowners:          How does code enforcement/security work in regard to what can be built on a property?

Ann Marie explained the difference between code enforcement and security. She informed the homeowner that the properties in question the town made the mistakes. The attorney for The Escape said to let it go. The town has corrected their errors and informed that this will not happen again.

Homeowners:          When will the pool on Southerton be opened?

Ann Marie informed the homeowners that the pool is fixed and will open on the July 4<sup>th</sup> weekend. Moran told the homeowners that there is a shortage of lifeguards and explained that according to the insurance company you can only have lifeguards for all pools or no pools. A discussion was held regarding The Escape paying the fee of \$250.00 up front for the certification with the guarantee that the lifeguard will work and payback The Escape. If there are no lifeguards at the pools the proper signage, with the rules and regulations, will be posted. There will be badge checkers at all pools.

Homeowners:           What is being done to help curtail crime in the community?

Ann Marie we have the two constables and the EPOA Security. They will be more visible during the summer. There are cameras in the key areas of The Escape. Many residents are putting cameras on their homes. There is a Community Watch committee.

Scott and Kevin asked homeowners with cameras that if they see something please report it to the office.

A homeowner commented to write your government representatives for more state police presence in the area.

Moran informed the homeowners that more recreational activities will be planned. Following the meeting the Board is hosting a BBQ for residents. There is a dinner scheduled for Saturday, June 3<sup>rd</sup>.

Ann Marie updated homeowners on the activities planned for the July 4<sup>th</sup> weekend. There will be movie and bingo nights. For a list of the activities please check the office, billboards, signs at the mailboxes, visit the website and Facebook pages.

At this time the raffle was held: Congratulations to Helen Peterson!

There being no further questions or comments from the Board or homeowners Moran called thanked everyone for coming.

#### **ADJOURNMENT**

On a motion made by Patty Crispino and seconded Scott Powell and duly adopted  
RESOLVED that the meeting of the General Membership of the EPOA be adjourned.

All Aye (7-0)

Motion Carried

Time: 11:04 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary