

The Escape Property Owners Association, Inc.
Board of Directors Meeting
November 19, 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, Patty Crispino, Steve De Esch, William Donnelly, Lorraine Wolff, Jeff Lipnichan, Kevin Keller

Absent: Ralph Filieri, Bill Hoffman

TREASURER'S REPORT: As of October 31, 2016

Total of cash accounts -	\$125,143.34
Total for CDs -	76,531.74
Total for Dock accounts -	15,989.92
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Grand total as of 12/31/2015 -	\$217,665.00

MOTION by Jeff Lipnichan seconded by Lorraine Wolff, to accept the Treasurer's report -- unanimously approved.

PRESIDENT'S REPORT: Moran Balanovich- introduced Kevin Keller as the new member to the board. He went on to report that the Generators are done- the roads, tennis courts are done and that the pool will be worked on.

VICE PRESIDENT'S COMMENTS:

Mentioned that it is nice to drive on the roads again.

MANAGER'S COMMENTS:

Newsletter will be done in house for now.

We are doing a raffle – will be mailed out with the coupon payment sheet for 2017 We are not doing it monthly billing because it is too costly.

COMMITTEE REPORTS:

- A. Grievance and Appeals: no report
- B. Docks (Ralph and Steve) The docks will be ready in the spring.
- C. Finance/Budget (Jeff Lipnichan): discussing two types of fees Monthly maintenance and the annual fee of 50.00. He suggested that we combine these. Bill Hines responded that these were paid in the beginning of the year. Concerned that if they don't pay the annual fee they should not be allowed to use the amenities. 50 dollars is charged regardless of how many properties you own. You also only get one ballot regardless of the number of properties you might own.
- D. Architecture (Steve DeEsch): Everything is going well. The color of the permits will be changing.
- E. Physical Plant/Roads (William Donnelly): Generators are up and the roads are done. We are keeping up on the speeders. Bill Hines asked who do we contact to report speeders? The office
- F. Community Watch: no report
- G. Recreation (Ann Marie): We have a luncheon. 12/17 Pot luck 12/10 Cookie exchange. Check the website for our activities.
- H. By-Laws (Patty Crispino): we are still waiting for the attorney.
- I. Ballot: Ann Marie that the auditor is bringing the ballots and that we need a board member to witness on 11/29 Both Bill Donnelly and Moran volunteered.

OLD BUSINESS:

Write offs- Ann Marie reported that we have some write offs that total \$2127.62.
Jeff made a motion to write off \$2127.62, seconded by Lorraine- voted unanimous

NEW BUSINESS:

Moran reported that there was a meeting at the sewer plant. We are looking in getting an engineer for little or no cost.
If the tank is shut down we need a back up system.
We are looking into a liner instead of a new tank because a new tank is very costly.

DEP said that all homes must have a check valve and pressure-reducing valve by May 2017.

Bill Hines-There is no outside turn off or old hydrant. Who is going to crawl under the homes? The Escape will pay for that 5-10 Ft. Our water company will shut off water so that work will be done.

135A How much would it cost to have a microphone for the board meeting?

We have one and will bring it to the next meeting.

472 Do we have someone who could tell us what we have?

Yes Moran described that the reducing value looks like a bell.

172 What is the water test results?

Ann Marie will get it from Joe.

139 The Sept. letter \$409,263 Is this 13.66 x 66 monthly x's 454 homes?

A. 454 was reduced due to bad debt.

139 Line item (bad debt) no on the budget.

A. doubtful accounts

472 What is the percentage of bad debt?

A. Jeff responded that the bad debt will balance out that it looks to be about equal. That it will be about \$20,000.

135A Who is the new Lawyer?

Chris Farrell

139 Public safety- on the budget- is that wages?

A. Yes

172 Pointed out that he has camera's and you can see Granite.

472 I have camera's going up.

135A Will the new tennis courts be locked? There is a lot of dogs poop.

A. can't lock it. We need new signs re the dog poop.

691 Will they continue to fill the potholes?

A. yes

472 The bottom of Hill St. needs to be looked at for paving.

135A I would like 15 mile an hour speed limit signs up on Granite.

A. We are discussing dips or speed bumps. Fines have been written for speeding.

472 County waste needs to be called regarding speeding.

Motion to adjourn made by Bill Donnelly seconded by Lorraine Wolff – unanimously approved.

Meeting adjourned

Respectfully submitted,

Patricia A. Crispino