

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
November 18, 2017 – 10:00 a.m.**

PRESENT: Moran Balanovich; President, Patty Crispino; Vice-President (call in), Jeff Lipnichan; Treasurer, Joanne DiBlasi; Secretary, Ann Marie Miller; Property Manager
Board Members: William Donnelly, Scott Powell, Kevin Keller and Steve DeEsch

ABSENT: None

ALSO PRESENT: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by Moran Balanovich at 10:04 a.m. with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken.

Moran welcomed and thanked everyone for coming.

APPROVAL OF TREASURER'S REPORT AS OF OCTOBER 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
October 31, 2017.

Total of cash accounts	\$191,635.14
Total for CDs	\$ 76,686.01
Total for Dock accounts	\$ 42,492.63
Grand Total	\$268,321.15

All Aye (8-0) Motion Carried

APPROVAL OF MINUTES

On a motion made by Scott Powell and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of the October 21, 2017
Board Meeting as written.

All Aye (8-0) Motion Carried

PRESIDENT'S COMMENTS:

- Moran gave an update on the sewer plant. He explained that the community doesn't seem to qualify for any grants to help with the cost of the project. That the project will be financed by low interest loans. He explained how this becomes a "waiting game" until all the details are put into place.
- Moran gave an update on the purchase of the second truck. He informed the community that the Board agreed to cash in a CD for payment of the truck in full.
- Moran explained that both the attorneys and the accountants for the EPOA recommend that we adopt a financial policy.
- Moran gave an update on the paving of roads.

APPROVAL TO PURCHASE TRUCKS

On a motion made by William Donnelly and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors will purchase a second truck. The Board has agreed to cash in a CD to cover the cost of the truck in full.

Aye (7-1) Nay – Scott Powell Motion Carried

APPROVAL TO ADOPT FINANCIAL POLICY

On a motion made by William Donnelly and seconded by Kevin Keller and duly adopted

RESOLVED that the Board of Directors will adopt the Escape Property Owners Association Financial Policy dated November 2, 2017.

Aye (8-0) Motion Carried

The policy is available to community members in the office.

VICE PRESIDENT’S COMMENTS:

- Patty gave an update on the revision of the By-Laws and Rules. Anne Marie asked that we postpone a discussion and vote until the next meeting.

COMMITTEE CHAIR COMMENTS:

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

Architectural Committee – Steve DeEsch reported there is on-going building by homeowners.

Recreation Committee –

- Luncheon today at 2:00 p.m. at the marina building.
- Holiday cookie swap is scheduled for December 3rd.

By Laws Committee – postpone discussion and vote on Rules updates until the next meeting.

Grievance Committee – Kevin Keller gave a report on the actions of the Grievance Committee meeting held on November 4, 2017. The next meeting is scheduled for December 9, 2017

**APPROVAL TO APPROVE ACTIONS OF GRIEVANCE COMMITTEE MEETING
NOVEMBER 4, 2017.**

On a motion made by William Donnelly and seconded by Joanne DiBlasi and duly adopted

RESOLVED that the Board of Directors will approve the actions of the Grievance Committee Meeting of November 4, 2017.

Aye (8-0) Motion Carried

COMMITTEE CHAIR COMMENTS (con't):

Physical Plant/Roads Committee – Bill Donnelly gave an update on the dispute with WACO to fix the mistakes made on the roadwork. WACO made good on the repairs. The EPOA maintenance crew is continuing to fill in potholes.

Community Watch Committee – Bill Donnelly commented that the new security company is doing a great job.

Finance Committee – Jeff explained the budget proposal. He showed how the budget has been divided into a maintenance section and sewer/water section.

Ballot Committee – Joanne DiBlasi gave a report on the October 24th counting of ballots for the open Board of Directors seats beginning January 1, 2018. She thanked everyone who came to help with counting.

APPROVAL FOR STAFF YEARLY BONUSES

On a motion made by Moran Balanovich and seconded by William Donnelly and duly adopted

RESOLVED that the Board of Directors agrees to award a yearly bonus to staff members. The dollar amount to be the same as the 2016 amount.

Aye (8-0) Motion carried

Moran asked if there were any questions from the homeowners who were present.

Homeowner: Is the Board going to pay WACO for the roadwork?

Moran explained that the EPOA will pay WACO the outstanding balance of the bill. WACO repaired all the roadwork.

Homeowner: Will any more paving of roads be done this year?

Moran informed the homeowner that there are not more monies in the budget for further paving at this time.

The Board discussed and decided to have the Reorganization Meeting and the regular Board of Directors January meeting on the same day. The meetings are scheduled for Saturday, January 13, 2018 at 9: a.m. for the Reorganization Meeting and 10:00 a.m. for the regular Board of Directors Meeting.

The Board of Directors wishes everyone a very Happy and Healthy Thanksgiving.

ADJOURNMENT

On a motion made by Moran Balanovich and seconded Patty Crispino and duly adopted

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

All Aye (8-0) Motion Carried Time: 10:28a.m.

Respectfully submitted,

Joanne DiBlasi, Board Secretary