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

**Board of Directors Meeting**

**November 16, 2019 - 10:00 am**

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

**Board Members**: Dennis Jolly, Jack Ellex and Ed Pellikan

**Absent:** Scott Powell and Kevin Keller

**Also Present**: Homeowners (sign-in sheet available)

**CALL TO ORDER**:

The meeting was called to order by Vice- President, Patty Crispino at 10:01 am with the Pledge of Allegiance to the Flag.  A roll call of Board Members was taken.

Patty welcomed everyone to the meeting and thanked everyone for coming.

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted

RESOLVED that the Board of Directors accepts the minutes September 21, 2019 meeting and email meetings 10/12/19, 10/15/19, 10/26/19 and 11/7/19 of the Board of Directors Meeting as written.

All Aye (6-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT**

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer’s Report as of

October 31, 2019.

Total of cash accounts - $ 91,166.71

Total for CDs - $  78,053.00

Total for Dock accounts -     $   13,281.88

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Grand total as of 10/31/2019 -            $182,501.59

All Aye (6-0) Motion Carried

Jeff gave an update on the budget. The general health of the budget is good. Money was spent on roadwork and sewer treatment plant.

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**VICE PRESIDENT’S COMMENTS**: Patty thanked the residents for coming out. She welcomed Ed Pellikan to the Board and thanked him for volunteering his service. She informed the residents that as of January 1st Jason Abbot will be on the board. Patty thanked Celine for all the work she has done to help with the feral cat issue.

**MANAGER’S COMMENTS:**

* Dues raffle will begin in November
* Coupons for 2020 will be mailed in December.
* Ann Marie explained the Boards decision to go forward with a Writ of Execution against a property owner. This is being done with attorney approval.
* Ann Marie gave an update on the Phase II DEP water project meeting of November 12th.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – Docks are out of the water. There is a dock committee meeting at 3:00 pm today at the office to discuss the financing of new docks.

**Architectural Committee** – Dennis Jolly – the committee is reviewing the rules to make changes on items such as culverts, fencing, retaining wall, setback, etc.

**Recreation Committee** – Joanne DiBlasi – Gave an update on all the upcoming events until the end of the year. Please come out and support your Recreation Committee.

**By Laws Committee** –Joanne DiBlasi – By-Laws have been updated. There will be a meeting in the spring to review and will be mailed to residents for a vote.

**Grievance Committee –** Ann Marie – nothing to report at this time.

**Physical Plant/Roads Committee** – Jack Ellex – no new projects scheduled at this time. Will evaluate roads in the spring. If you see cracks in the road report them to the office.

**Finance Committee –** Jeff Lipnichan - There will be no increase in HOA fees for 2020.

**Ballot Committee –** Joanne DiBlasi – Nothing to report at this time.

**APPROVAL OF ANNUAL BONUS FOR PROPERTY MANAGER**

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

RESOLVED that the Board of Directors approves a 6.9%increase for property manager’s annual bonus.

All Aye (6-0) Motion Carried

**APPROVAL OF ANNUAL BONUS FOR STAFF**

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

RESOLVED that the Board of Directors approves the amount of $1,000.00 for staff bonuses to be distributed as property manager sees fit.

All Aye (6-0) Motion Carried

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**APPROVAL OF MONIES FOR HYDRAULIC FRACTURING OF WALNUT WELL**

On a motion made by Jeff Lipnichan and seconded by Jack Ellex and duly adopted

RESOLVED the Board of Directors approves an amount up to $10,000.00 to proceed with the Hydraulic Fracturing of Walnut Well by Eichelbergers, Inc. based on DEP approval.

Aye (6-0) Motion Carried

**QUESTIONS FROM PROPERTY OWNERS:**

* Celine explained about the Facebook page that has been set up for T&R donations for the cats. You can find the page at **The Escape Auction for Feral and Stray Cats.** All donations are accepted.
* Homeowner asked about the DEP Meeting. Ann Marie responded.

Patty Crispino asked if there anymore questions or concerns from the homeowners.

**ADJOURNMENT**

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted

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

All Aye (6-0) Motion Carried Time: 10:31 am

Ann Marie invited everyone to a luncheon for Louie’s last day at 12:00.

Respectfully submitted,

Joanne DiBlasi,

Board Secretary

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