

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

**Board of Directors Meeting  
October 21, 2017 – 10:00 a.m.**

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

**Board Members:** William Donnelly and Scott Powell

**ABSENT:** Jeff Lipnichan; Treasurer, Kevin Keller and Steve DeEsch

**ALSO PRESENT:** Homeowners (sign-in sheet available)

**CALL TO ORDER:**

The meeting was called to order by Moran Balanovich at 10:01 a.m. with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Moran noted there was a quorum present.

Moran welcomed and thanked everyone for coming. Moran explained that there is no meeting because there is not a minimum of 15 people present. Homeowners questioned why no meeting and Moran explained that the Board voted on this.

In order to vote on the 2018 budget an official meeting was called to order.

**APPROVAL OF TREASURER'S REPORT AS OF SEPTEMBER 30, 2017**

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

RESOLVED that the Board of Directors accepts the Treasurer's Report as of September 30, 2017.

Total of cash accounts	\$220,777.32
Total for CDs	\$ 76,686.01
Total for Dock accounts	\$ 42,651.69
Grand Total	\$340,115.02

All Aye (5-0)      Motion Carried

**APPROVAL OF MINUTES**

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

RESOLVED that the Board of Directors accepts the minutes of the August 19, 2017 Board Meeting as written.

All Aye (5-0)      Motion Carried

**PRESIDENT'S COMMENTS:**

- Moran gave an update on the sewer plant. He explained that the present sewer plant is beyond repair. The cost of a new one is 1.5 million dollars. He continued to explain that the community is applying for a grant and that a 30 year loan would pay for the project. The \$5.00 increase for developed properties proposed in the 2018 budget would also be used for payment. There would be no property assessment for this project.
- Moran thanked everyone who attended the budget meeting and a special thanks to Jeff for all his work on the budget.

**VICE PRESIDENT'S COMMENTS:**

- Patty called for a moment of silence for the passing of Bill Patterson.
- Patty gave an update on the revision of the By-Laws. A committee meeting was held and the suggestions were given to the Board. The Board will review and edit them, if necessary. Following this, another committee meeting will be held before being mailed for a community vote.

**MANAGER'S COMMENTS:**

- Ann Marie thanked everyone who attended the Budget Committee meeting. She noted that everyone was in full agreement with the 2018 budget proposal.
- On Tuesday, October 24, 2017 at 10:00 a.m., in the office, the ballots will be counted for the new Board of Director members.
- On Tuesday, November 28, 2017 at 10: a.m., in the office, the ballots will be counted for the 2018 budget.
- The next Grievance Committee meeting is scheduled for November 4<sup>th</sup> at 9:00 a.m.

**There were no Committee reports at this time.**

**APPROVAL OF NON-PAYMENT TO WAYCO**

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

RESOLVED that the Board of Directors, after discussion, agrees no payment to WAYCO at this time. Ann Marie Miller to send a letter to Wayco to repair the roads that were paved incorrectly in order to receive payment.

All Aye (5-0)            Motion Carried

**APPROVAL OF NON-PAYMENT TO NORTH END ELECTRIC**

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

RESOLVED that the Board of Directors, after discussion, agrees not to pay North End Electric for Invoice#0078171, dated August 22, 2017, in the amount of \$5,920.30

All Aye (5-0)            Motion Carried

**APPROVAL TO ADOPT 2018 PROPOSED BUDGET**

On a motion made by Scott Powell and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors agrees to adopt the 2018 Proposed Budget, as presented. This would incur an increase of \$5.00 per month for developed properties and an increase \$1.80 for undeveloped properties.

All Aye (5-0)            Motion Carried

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

Homeowner: Is the security still on site?

Moran and Ann Marie explained that the company is still on site and doing a great job.

**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 (5-0)            Motion Carried                            Time: 10:56 a.m.

Respectfully submitted,

Joanne DiBlasi, Board Secretary