

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
October 10, 2020**

PRESENT: Patty Crispino, President; Dennis Jolly, Vice-President; Jack Ellex, Interim Treasurer; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

Board Members: Scott Powell, Lorraine Wolff, Jason Abbott and Ed Pellikan

ABSENT: Kevin Keller

Also Present: Homeowners (sign-in sheet available) Meeting was also available on Zoom invite.

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino at 10:08 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Patty welcomed everyone and thanked everyone for coming.

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 August 8, 2020 and email meeting of September 28, 2020 as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Scott Powell and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report of September 30, 2020. Jack Ellex, Interim Treasurer, read the report.

Total of cash accounts -	\$ 198,555.14
Total for CDs -	\$ 79,349.87
Total for Dock accounts -	\$ 71,736.32

Grand total as of 9/30/2020 - \$349,641.33

All Aye (8-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming either in person or by Zoom.

VICE PRESIDENT'S COMMENTS: Dennis thanked everyone for coming. Zoom is new to us. Let us know if you can't hear us.

MANAGER'S COMMENTS:

- Ballots for the Board election and By-Law changes will be sent out this week.
- Saturday is clean-up day. Hours are from 9-2. If anyone needs help please call the office to sign up for assistance.
- There will be changes to the stickers beginning next year. You must bring in your car registration so your license plate number can be written on the sticker. Also, all stickers must be in the rear window of the car or on the bumper.
- Next year's HOA Fee raffle tickets will be available beginning in December. We made \$500.00 on this year's raffle.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – gave an update on the assessment. We will be purchasing the materials for the new dock.

Architectural Committee – Scott Powell and Ed Pellikan - nothing at this time. Scott reminded residents to follow the proper protocols and permits from the town you reside in.

Physical Plant/Roads Committee – Jack Ellex – Repairs on potholes is scheduled to begin next Thursday. Jack gave an update on water and sewer projects.

Community Watch – Scott Powell – Nothing to report at this time. "Beware of the bears." Patty commented that the community is much safer than years past.

By Laws Committee –Joanne DiBlasi – The committee met and agreed on minor changes to the by-laws. These changes will be sent out for resident voting along with the board election.

Ballot Committee – Joanne DiBlasi – There is 4 Board seats available and 7 candidates. Ballots will be mailed out this week. Please take the time and vote. We will be counting the ballots on Tuesday, November 17th at 10:00 am in the office.

Grievance Committee – Kevin Keller – There is 2 pending grievances. A meeting will be scheduled.

Finance – Jack Ellex – the budget is very solid. There will be NO increase in HOA fees for 2021 year. Jack gave a synopsis of the budget for 2021.

Recreation – Unfortunately, there has been limited events this year. There will be a recreation meeting on Friday, October 16th at 2:00 pm in the office. We will be discussing the purchase of equipment and planning for next year.

APPROVAL TO ACCEPT ST. MORITZ SECURITY SERVICES, INC CONTRACT

On a motion made by Scott Powell and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves to accept the contract from St. Moritz Security Services, Inc., as presented. This is a one (1) year contract to begin on the date of signing.

All Aye (8-0) Motion Carried

APPROVAL FOR NO INCREASE IN HOA FEES FOR THE YEAR 2021

On a motion made by Scott Powell and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors approves NOT to increase HOA fees for the year 2021.

All Aye (8-0) Motion Carried

APPROVAL TO ACCEPT CHANGES TO THE BY-LAWS

On a motion made by Scott Powell and seconded by Lorraine Wolff and duly adopted
RESOLVED that the Board of Directors approves to accept changes to the By-Laws as presented. These changes will be sent to the residents for a vote.

All Aye (8-0) Motion Carried

UPDATES

It has been recommended, in conjunction with PA Rural Water Association, that we conduct smoke testing of the sewer lines. The scheduled dates are November 18th and 19th. We need volunteers to help monitor smoke coming from homes.

Scott gave the background and details on the testing. This is a non-toxic smoke. The smoke testing will help identify where water can get into the system. If there is smoke in your home you may have problem with your plumbing. It means that methane gas can be seeping into your home.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – the smoke testing could be a problem for homeowners who have closed their homes for the season.
Ann Marie noted that a notice will be mailed to each homeowner with the newsletter and voting information. Also, a blast email will be sent prior to the testing. A discussion was held regarding postponing the testing until the spring.

Homeowner – since culvert was cleaned at the top of the hill all the water is flowing down to his property. This is the homeowner's responsibility.

Homeowner – how often does Pocono Joe come onsite.
Pocono Joe comes onsite whenever there is a problem and for inspections. He also picks up daily testing.

Patty Crispino asked if there anymore questions or concerns from the homeowners.
With no further comments or questions the meeting was adjourned. Enjoy this beautiful day!

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Ed Pellikan and duly adopted

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

All Aye (8-0)

Motion Carried

Time: 10:27 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary