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

**Board of Directors Meeting**

**September 22, 2018 - 10:00 am**

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

**Board Members**: Scott Powelland Lorraine Wolff

**Phone**: Kevin Keller

**Absent:** William Donnelly, President;Steve DeEsch and Helen Peterson

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

**CALL TO ORDER**:

The meeting was called to order by Vice-President, Patty Crispino at 10:00 am with the Pledge of Allegiance to the Flag.  A roll call of Board Members was taken.

**APPROVAL OF MINUTES**

None at this time.

**APPROVAL OF TREASURER’S REPORT**

On a motion made by Joanne DiBlasi and seconded by Patty Crispino and duly adopted

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

August 31, 2018

Total of cash accounts - $285,559.94

Total for CDs - $  76,746.41

Total for Dock accounts -     $   54,165.63

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Grand total as of August 31, 2018 - $416,471.98

All Aye (6-0) Motion Carried

Jeff gave an update on the budget. The budget is in good shape.

**VICE PRESIDENT’S COMMENTS**: Patty sitting in for Bill. Patty thanked everyone for coming. A reminder to check the EPOA website for upcoming events. Patty thanked the community for responding when the alarm in her house went off. The response from neighbors shows this a caring and diligent community.

**MANAGER’S COMMENTS:**

* Bingo tonight
* Ballots sent out to vote on new Board members and By-Law revisions.
* Newsletter was sent out.

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**APPROVAL OF CONTRACT FOR KOBERLEIN ENVIRONMENTAL SERVICES**

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

RESOLVED that the Board of Directors directs the Property Manager to go forward with the Koberlin Environmental Services contract with the proposal and amount she feels is the best for the project of the Dogwood Lane Pump Station.

Aye (6-0) Motion Carried

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** - Steve DeEsch– Nothing at this time. A resident did question the rebuilding of the docks. Ann Marie explained that Dock 1 would be first and the docks would be the same size as the existing docks.

**Architectural Committee** – Steve DeEsch –Nothing at this time

**Recreation Committee** – Helen Peterson –Nothing at this time

**By Laws Committee** –Joanne DiBlasi and Scott Powell–The revisions were sent to the community for a vote..

**Grievance Committee –** Kevin Keller -Nothing at this time. A meeting will be scheduled.

**Physical Plant/Roads Committee** – Bill Donnelly – Nothing at this time.

**Community Watch** – Bill Donnelly– Nothing at this time.

**Finance Committee –** Jeff Lipnichan – There will be not increase in fees for 2019. The 2018 budget will roll over.

**Ballot Committee –** Joanne DiBlasi – The Ballots for the Board of Directors and the revision of the By-Laws will be counted on Tuesday, October 23rd at 10:00 am at the Round House. Anyone interested in helping with the count please do. Please remember to vote.

**UPDATES:**

* Ann Marie and Jeff gave an update on the loan process for the sewer plant.
* Ann Marie gave an update on short-term rentals. There were no major problems.

**QUESTIONS FROM PROPERTY OWNERS:**

Homeowner: What is the situation with the roads?

Jeff: The cost of blacktop is very expensive. The potholes will continue to be filled in. The community voted down another assessment to repair roads. At this time our first priority is the sewer plant project. We cannot incur any further debt until the loan for the sewer project is secured.

Homeowner: Read a letter, dated August 26, 2017, from the Escape regarding the danger of the roads.

Scott: There is no danger to emergency vehicles and their access to the Escape.

Homeowner: What about the cracks on Escape Way were they ever sealed?

Ann Marie: Yes, they were. Bill is looking for residents to join his one man committee. Nancy Lemin volunteered to join the committee.

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**QUESTIONS FROM PROPERTY OWNERS (cont’d):**

Homeowner: Is the paving company responsible for sealing the roads?

Ann Marie: No, it’s only a one year warranty.

Homeowner: What are the rules and regulations for putting up a fence?

Ann Marie: Nothing in writing could be found.

Homeowner: How do you know if the cars we are giving stickers to are legally insured?

Ann Marie: We don’t know. Someone can bring insurance in one day and lapse the policy the next day. There is no way to keep those records current.

Homeowner: What are we doing about messy properties?

Ann Marie: We are citing and fining them. We get no help from the town regarding this issue.

A discussion was held on the issue of putting out and bringing in garbage pails.

**ADJOURNMENT**

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

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

All Aye (6-0) Motion Carried Time: 10:36 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary

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