

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
September 21, 2019 - 10:00 am**



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

Board Members: Kevin Keller, Dennis Jolly and Jack Ellex

Absent: Scott Powell

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by Vice- President Patty Crispino at 10:03 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 April 20, 2019 meeting and email meetings 2/3/19, 3/20,19, 4/6/19, 5/5/19, 5/13/19, 6/3/19, 6/17/19, 6/22/19, 6/29/19, 7/16/19, 8/1/19, 8/8/19, and 8/9/29 of the Board of Directors Meeting as written.

All Aye (6-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report as of August 31, 2019.

Total of cash accounts -	\$124,296.38
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Total for CDs -	\$ 76,053.00
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Total for Dock accounts -	\$ 33,053.27
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Grand total as of 3/31/2019 -	\$235,402.65
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All Aye (6-0) Motion Carried

Jeff gave an update on the budget. We spent money on paving the roads but overall the budget is good. Patty thanked Jeff for all his work on the budget.

VICE PRESIDENT'S COMMENTS: She thanked the residents for coming out on a beautiful day. Patty thanked Ann Marie and her staff for all their work. The community looks cleaner. This is good for sales.

MANAGER'S COMMENTS:

- The paving of the roads is completed.
- A newsletter will go out in the spring.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – all boats need to be out of the water by October 15th. All dock owners must remove the ropes. A question was asked if the docks could be painted to avoid slipping. The committee will look into this. Dennis informed that all dock reports and meeting minutes are now on The Escape website.

Architectural Committee – Dennis Jolly – nothing to report at this time.

Recreation Committee – Joanne DiBlasi – thanks to Joe, Diane and Chris DiRado for helping to make all the events a success. 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. Will be mailed to residents for a vote next spring.

Grievance Committee – Kevin Keller – nothing to report at this time.

Physical Plant/Roads Committee – Jack Ellex – Spruce Street paving is completed. We will look at the road conditions after the winter to see what we can repair next year.

Community Watch - Nothing to report at this time.

Finance Committee – Will look at the finances of the budget mid-October to determine if there will be an increase in homeowner fees.

Ballot Committee – Joanne DiBlasi – If there is a vote the ballot counting is scheduled for Thursday, November 21, 2019 at 10:00 am.

ACCEPT RESIGNATION OF HELEN PETERSON

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

RESOLVED that the Board of Directors accepts the resignation of Helen Peterson from the EPOA Board of Directors effective September 16, 2019.

All Aye (6-0)

Motion Carried

Patty gave an update on the available seats for the Board of Directors. Anyone interested in filling the one year seat left vacant by Helen's resignation please send a letter of interest by October 15th.

There are two (2) three (3) year seats, and two (2) one (1) year seats. Only three letter of interest were received so the Board does not have to mail out a ballot.

APPROVAL OF SCOTT POWELL TO FILL A THREE YEAR POSITION ON THE BOARD OF DIRECTORS

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED the Board of Directors approves Scott Powell as a member of the Board of Directors of The Escape Property Owners Association. His term begins on January 1, 2020 and ends on December 31, 2022.

Aye (6-0) Motion Carried

APPROVAL OF JOANNE DiBLASI TO FILL A THREE YEAR POSITION ON THE BOARD OF DIRECTORS

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED the Board of Directors approves Joanne DiBlasi as a member of the Board of Directors of The Escape Property Owners Association. Her term begins on January 1, 2020 and ends on December 31, 2022.

Aye (5-0) Abstain (1) Motion Carried

APPROVAL OF JASON ABBOTT TO FILL A ONE YEAR POSITION ON THE BOARD OF DIRECTORS

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED the Board of Directors approves Jason Abbott as a member of the Board of Directors of The Escape Property Owners Association. His term begins on January 1, 2010 and ends on December 31, 2020. This fills the vacant seat of William Donnelly.

Aye (6-0) Motion Carried

APPROVAL TO RENEW PATRIOT SECURITY CONTRACT

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the renewal of Patriot Security's Contract as written.

All Aye (6-0) Motion Carried

QUESTIONS FROM PROPERTY OWNERS:

- A homeowner requested that the minutes include the explanation regarding the indoor pool. At the time that the roof collapsed on the marina building no insurance monies were collected. The insurance company cited the community for not removing snow from the roof.
- Homeowner - Also, there is a newsletter from 2016 that states the Board was saving money to replace sewer and water. It was explained that prior Boards did not look ahead to take in the cost of repairs for sewer and water. We are working with the DEP for water asset management. The sewer system is in need of repair. We are also beginning work on a 10 year plan for the community.
- Patty explained the difference between increases in fees and assessments. We must keep our amenities updated.
- What about the dock budget? Dennis explained that it is a separate budget from the general budget. Using our own staff helps to keep better control of the monies.

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: 10:45 am

Respectfully submitted,

Joanne DiBlasi,

Board Secretary