

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

**Board of Directors Meeting**

**April 9, 2022 - 10:00 am**

**PRESENT:** Patty Crispino, President; Kevin Keller, Vice-President;  
Joanne DiBlasi, Secretary (Zoom); and Ann Marie Miller, Property Manager

**Board Members:** Dennis Jolly (Zoom), Jason Abbott, Scott Powell (Zoom), and  
Bob Snyder (Zoom)

**Absent:** Jack Ellex, Treasurer; Ed Pellikan

**Also Present:** Homeowners - Zoom participants Sign in sheet is available in the office

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES**

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

RESOLVED that the Board of Directors approves the minutes of March 12, 2022, Board of Directors Meeting as written.

Aye (7-0)

Motion Carried

**APPROVAL OF TREASURER'S REPORTS**

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 Reports as of March 31, 2022

Total of cash accounts -	\$ 315,079.53
Total for CDs -	\$ 82,151.40
Total for Dock accounts -	\$ 102,054.82

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Grand total as of 3/31/2022 -	\$ 499,285.75
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Kevin read the Treasurer's report.

Aye (7-0)

Motion Carried

**PRESIDENT'S COMMENTS:** Good morning and thank you for attending. I want to publicly thank Ann Marie and her crew for the upkeep of the roads and for keeping everyone safe through the winter. Dock #3 and the swim dock are being finished and barring any emergency they will be in by May 15<sup>th</sup>.

**VICE PRESIDENT'S COMMENTS:** Clean up day is Saturday, April 30 from 9am to 2pm. Please come out and participate. The cost is \$20.00 per load. Anyone who needs help please call the office to set up a pick-up time. There is a list posted in the office of items that cannot be put in the dumpsters.

### **MANAGER'S COMMENTS**

- 2022 stickers are here. Please bring your proper paperwork to the office to obtain the stickers.
- Mother's Day Basket Raffle tickets are on sale in the office. We will have a raffle every month.

### **COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly– Getting ready for the 2022 boating season.

**Architectural Committee** – Scott Powell (Greene) and Kevin Keller (Palmyra) - nothing to report currently. Ann Marie said there are no applications at this time.

**Physical Plant/Roads Committee** – Ann Marie for Jack Ellex – gave an update on the water treatment project. The USDA and KBA are meeting monthly to collaborate on the project. We are every encouraged that the project is moving along.

**Community Watch** – Dennis Jolly – There is a meeting scheduled for April 23<sup>rd</sup> at 10:00 am at the marina. Would like to bring this committee back to life and be more involved in the community.

**By Laws Committee** –Joanne DiBlasi – The Board is evaluating the By-Laws and a meeting will be scheduled in May or June with the committee.

**Ballot Committee** – Joanne DiBlasi – The ballots for the Capital Funding vote will be counted on Thursday, April 21<sup>st</sup>. In my absence Jack will oversee the counting. Please note that the ballot return envelope will be stamped for return mail.

**Grievance Committee** – Scott Powell – had a grievance committee meeting on March 26<sup>th</sup>. The outcome was voted on as follows:

### **APPROVAL OF GRIEVANCE COMMITTEE MEETING**

On a motion made by Scott Powell and seconded by Patty Crispino and duly adopted  
RESOLVED that the Board of Directors accept the minutes from the Grievance Committee Meeting dated March 26, 2022.

All Aye (7-0)            Motion Carried

The Grievance was read by Scott Powell.

**Recreation Committee** – Joanne DiBlasi – A meeting is scheduled for May 7<sup>th</sup> at 10:00 am in the office to start planning for the 2022 season. There is a Mother's Day basket raffle in the office. The Easter Bunny will be riding around the community on Sunday. Congratulations to Georgan the winner of the Spring Basket Raffle.

**COMMITTEE CHAIR COMMENTS: (continued)**

**Finance** – Patty Crispino for Jack Ellex – read the document that Jack submitted explaining the following finance motions that are based on the 2021 Audit Report. Patty publicly thanked Jack for all his work on the finances. He does a tremendous job.

**APPROVAL TO CONTINUE DEPOSITS FOR CAPITAL FUNDING**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors approves to continue to deposit \$40,000 per annum and allow for all or a portion to be deposited into the Capital Improvement B account for the purposes of essential improvements, upgrades and equipment/systems renewals.

Aye (7-0)                      Motion Carried

**APPROVAL TO INCREASE DEPOSITS FOR CAPITAL FUNDING**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors approves to increase the \$40,000 annual deposit by 1% annually, if economically feasible.

Aye (7-0)                      Motion Carried

**APPROVAL TO CLOSE OPERATING SAVINGS ACCOUNT**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors approves to close the Operating Savings Account and reallocate those funds into Capital Improvement B account.

Aye (7-0)                      Motion Carried

**APPROVAL TO CLOSE OPERATING ASSESSMENT ACCOUNT**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors approves to close the Operating Assessment Account once it is satisfied.

Aye (7-0)                      Motion Carried

**APPROVAL TO ESTABLISH INTRAFI DEPOSITS OR CDARS**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors approves to establish IntraFi Deposits or CDARD where The Dime Bank, acting in a custodial role and on behalf of the EPOA, would create accounts at other FDIC institutions. These types of accounts are for a 4-week cycle and auto-renew, unless otherwise directed.

Aye (7-0)                      Motion Carried

**APPROVAL OF STRAND POOL CONTRACT**

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted  
RESOLVED the Board of Directors approve the contract for Strand Pool, for  
maintenance and chemicals for the 2022 season as written.

Aye (7-0)                      Motion Carried

Ann Marie explained what the contract is for.

**QUESTIONS FROM PROPERTY OWNERS:**

There being no questions or comments from homeowners, Patty called for the meeting to be  
adjourned.

**ADJOURNMENT**

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted  
RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

Aye (7-0)                      Motion Carried                      Time: 10:17 am

Respectfully submitted,

Joanne DiBlasi,  
Board Secretary