

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

**Board of Directors Meeting  
February 12, 2022 - 10:00 am**

**PRESENT:** Kevin Keller, Vice-President; Jack Ellex, Treasurer; and Ann Marie Miller, Property Manager

**Board Members:** Dennis Jolly, Jason Abbott,

**Present via Zoom:** Patty Crispino, President; Joanne DiBlasi, Secretary, Scott Powell (10:14), Ed Pellikan and Bob Snyder

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

Kevin Keller, Vice-President, presided over the meeting as Patty Crispino, President, attended the meeting via Zoom.

**CALL TO ORDER:**

The meeting was called to order by Kevin Keller, Vice-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 Kevin Keller and seconded by Dennis Jolly and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of January 8, 2022 Reorganization Meeting as written.

Aye (8-0)                      Motion Carried

**APPROVAL OF TREASURER'S REPORTS**

On a motion made by Kevin Keller and seconded by Dennis Jolly and duly adopted  
RESOLVED that the Board of Directors accepts the Treasurer's Reports as of January 31, 2022.

Total of cash accounts -	\$ 333,150.71
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 56,519.51

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Grand total as of 2/28/2021 -	\$ 471,091.33
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Jack read the Treasurer's report.

Aye (8-0)                      Motion Carried

**PRESIDENT'S COMMENTS:** Patty thanked everyone for coming. She publicly thanked Ann Marie, Todd, Moran and Kevin for the upkeep of the roads and water leaks. She apologized for not attending the meeting in person

**VICE PRESIDENT'S COMMENTS:** Many good things are happening at The Escape. Please be mindful for the running of water and how it effects the entire community. Thanks to Ann Marie and her staff for staying on top of this.

**MANAGER'S COMMENTS:**

- 2022 stickers are here. Please bring your proper paperwork to the office to obtain the stickers.
- There are committee sign-up sheets in the office. Please call or stop in to join a committee.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly– Getting ready for the 2022 boating season. The rebuild of Dock 3 will be ready. The docks will begin going in the water May 15<sup>th</sup>. During 2021 Ann Marie had the marina property surveyed. She discovered that The Escape has access to approximately 150 feet of additional Brookfield Renewable shoreline at the Laurel Lane side of our property. The board approved Ann Marie and our engineers to design a project based on adding dock set #8 (14 slips), adding 12 new jet ski ramp locations, standardizing all dock set spacing, increase swim platform space and updating the swim platform. Please note, this project must be submitted to Brookfield Renewable for approval and permits. Also note that prior projects, such as additional jet ski ramps, took several years from start to finish. We anticipate that this will take some time as well. We will keep you posted.

Homeowner Lot#54 asked if the docks were going to be sold, for what price and does the money from the sale go into the operating budget. Ann Marie explained that sale and price have not been decided yet. The Board will make these decisions when the approval is given by Brookfield. The dock budget is separate but certain monies from that account do go back to the operating budget.

**Architectural Committee** – Scott Powell (Greene) and Kevin Keller (Palmyra) - nothing to report at this time.

**Physical Plant/Roads Committee** – Jack Ellex – drive carefully during the winter months. The committee will assess the roads in the spring to see what repairs will be needed.

The water leaks are a major issue. If you need assistance with preventing an issue in your home, please call the office to set up an appointment to have one of the maintenance crew to help evaluate what is needed. If there is an issue you will be given a set amount of time to correct it before you are fined. Be proactive. Water leaks affect the whole community.

Homeowner Lot #54 asked if we have a certified plumber on staff. Ann Marie explained that The Escape insurance would be affected. Dennis explained that the maintenance staff is too busy to work on individual homes. It's up to the individual homeowner to hire a contractor.

**COMMITTEE CHAIR COMMENTS: (continued)**

**Community Watch** – Dennis Jolly – please sign up for the committee. Will begin having meetings.

Homeowner Lot#54 – asked if Harry has started his own company. Ann Marie explained that at this time it is still St. Moritz but Harry will be starting his own company in the near future. He also questioned where the fine money goes. Ann Marie explained all fine monies go into The Escape operating budget. Homeowner also noted that he sees many speeders and people who do not stop at the stop signs. He suggested more cameras to deter people from breaking the rules. Ann Marie did explain that at school bus times there is zero tolerance.

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

**Ballot Committee** – Joanne DiBlasi – nothing to report at this time.

**Grievance Committee** – Scott Powell – nothing to report at this time.

**Recreation Committee** – Joanne DiBlasi – Thank you to everyone who helped and/or attended the events last year. A meeting will be scheduled to start planning for the 2022 season. If you are interested in joining the committee or have suggestions, please contact the office.

**Finance** - Jack Ellex – The audit is continuing; We are waiting on the final report. So far, the budget has been sufficient in keeping up with inflation.

**QUESTIONS FROM PROPERTY OWNERS:**

Homeowner: Would like to review 2021 budget and contracts with Strand. Ann Marie informed the homeowner to call the office and set up an appointment to review.

Homeowner: garbage cans on the road. Ann Marie asked that all garbage cans be far enough off the road as to not interfere with snow plowing.

Homeowner: Concerned that the Long Court well could collapse. Ann Marie informed the homeowner that is not the issue. The issue is the unauthorized usage of water is causing the tank to empty. You can only fine residents when you can prove they are running water. She reminded residents to call the office to have your water turned off by the Escape.

Following this a lengthy discussion was held regarding district meters and individual property meters. Jack reminded the residents that the sewer plant is the #1 priority,

Homeowner: Can you tell when a well is compromised? Ann Marie explained that this is an unusual year. Very cold weather and new residents who are nervous about their pipes freezing. The homeowner suggested that we educate the residents regarding the water issues and preventive measures.

Homeowner: Please call the office for an inspection. Homeowner suggested The Escape make heat tape a requirement for all homes.

There being no further questions or comments from homeowners:

**ADJOURNMENT**

On a motion made by Kevin Keller and seconded by Dennis Jolly and duly adopted

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

Aye (9-0)

Motion Carried

Time: 11:01 am

Respectfully submitted,

Joanne DiBlasi,  
Board Secretary