

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

**Board of Directors Meeting  
January 28, 2023 – 10:00 am**

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

**BOARD MEMBERS:** Scott Powell, Kevin Keller, Jason Abbott, (left 10:15), Ed Pellikan and Bob Snyder

**ZOOM:** Patty Crispino, Bob Snyder, Ed Pellikan and Kevin Keller

**ABSENT:**

**ALSO PRESENT:** Sign-in sheet available upon request

**CALL TO ORDER:**

The meeting was called to order by Dennis Jolly at 10:01 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken.

Dennis Jolly thanked Jack and Ann Marie for all the work they are doing with sewer treatment plant project.

Jack Ellex explained that the sewer treatment plant is the only item on the agenda. He gave the background information leading to this meeting. He thanked Moran for keeping the present sewer treatment plant compliant. He explained the Financial Commitment, and the Implementation Schedule of the agreement with the USDA.

Jack explained that we are meeting to approve the Letter of Intent to Meet Conditions (Form RD 1942-46).

**APPROVAL TO ACCEPT THE LETTER OF CONDITIONS PRESENTED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE**

On a motion made by Jack Ellex and seconded by Scott Powell and duly adopted

RESOLVED the Board of Directors accepts and agrees to comply with the Letter of Conditions, dated January 25, 2023, written by the United States Department of Agriculture for the purpose of funding and replacement of the waste treatment plant (Form RD 1942-46). The Escape Property Owners Association and the Board of Directors agrees to follow the required procedural obligations that will need to be maintained by during the life of the funding.

Aye	Kevin Keller	Jason Abbott	Motion Carried
	Jack Ellex	Joanne DiBlasi	
	Scott Powell	Patty Crispino	
	Bob Snyder	Dennis Jolly	
	Ed Pellikan		

**QUESTIONS FROM PROPERTY OWNERS:**

Dennis asked residents who attended via Zoom and in person if they had any questions or comments for the Board.

Homeowner: What happened to us applying for grants to fund the project/? Ann Marie explained that she applies for grants yearly. We need to wait for the project to be finalized to see if we are eligible for any.

Homeowner: The project has a 30 year life expectancy and the loan is for 40 years. Do we have a contingency budget to maintain the sewer plant? Jack explained that we can possibly pay down the loan quicker and keep applying for grants. Moran explained that the present system never had a maintenance plan. The new system will have a maintenance program that will be inspected by the USDA.

Homeowner; What kind of system are we getting, i.e., concrete or stainless steel? Jack explained we have not gotten to that point in the process.

Homeowner: Will the HOA fees be raised? Ann Marie explained that there will be an assessment levied when the final cost is known.

Homeowner: Will all property owners be assessed? Ann Marie said yes. Kevin and Bob noted that the agreement says "improved lots". Ann Marie explained that the attorney confirmed that all property owners will pay an equal share.

Jack reminded everyone that this is the first step to getting an approval for the loan.

Patty thanked Jack and Ann Marie for all their work with the USDA.

There being no more questions or comments the Board called for an adjournment.

**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.

Aye (9-0)

Motion Carried

Time: 10:22 am

Respectfully submitted,

Joanne DiBlasi,  
Board Secretary