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

**Board of Directors Meeting**

**January 11, 2020 - 10:00 am**

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

**Board Members**: Scott Powell, Jack Ellex, Kevin Keller, Ed Pellikan and Jason Abbott

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

**CALL TO ORDER**:

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

Patty welcomed everyone and thanked everyone for coming.

**APPROVAL OF MINUTES**

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

RESOLVED that the Board of Directors accepts the minutes of December 21, 2019 meeting as written.

All Aye (9-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT**

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

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

December 31, 2019.

Total of cash accounts - $ 141,663.80

Total for CDs - $  78,053.00

Total for Dock accounts -     $   13,673.47

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Grand total as of 12/31/2019 -            $33,390.27

All Aye (9-0) Motion Carried

Jeff Lipnichan gave a year-end report of finances. He stated that this is the third year with no increase in HOA fees.

EPOA Board of Directors Meeting

January 11, 2020 Page 2 of 3

**PRESIDENT’S COMMENTS:** Patty thanked everyone for coming. She reminded the residents that there were sign-up sheets for the different committees. Sign up and bring a friend. We had our reorganization meeting prior to this meeting. The new officers for 2020 are Patty Crispino, President; Dennis Jolly, Vice-President; Jeff Lipnichan, Treasurer and Joanne DiBlasi, Secretary. She also announced the chairpersons for the committees. She thanked everyone for volunteering their time to benefit the community. She welcomed Jason Abbott to the Board and thanked the Board members for their service.

**VICE PRESIDENT’S COMMENTS**: Dennis thanked the Board for their service.

**MANAGER’S COMMENTS:**

* Dues raffle tickets are on sale.
* It may only be January but we are gearing up for the summer.
* Vehicle stickers and pool bracelets will be available at the office March 1st.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – explained that at December’s meeting the Board voted in favor of an assessment, of $300.00 per year for six years, to rebuild the docks due to safety reasons and deterioration. He explained there was motion at the prior meeting today to rescind the assessment, it was voted down. It was also decided that jet ski docks won’t be assessed. Dennis gave a timeline of when the docks were originally put in and replaced.

Ann Marie explained that the docks are in bad shape and it can become an issue with insurance.

Jeff explained the difference between an assessment and a dues increase.

A discussion was held on who owns the docks. Ann Marie will be meeting with the attorney to get this clarified.

A homeowner (Lot#520) questioned if the assessment is per owner or per slip. It was explained that the assessment is per slip. Ann Marie and Dennis will work with homeowner to resolve his issue.

A lengthy discussion followed regarding issues with the docks.

**Architectural Committee** – Dennis Jolly - nothing 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. Jack gave an update on water, sewer. We are working with the DEP for the possibility of metering water.

**Community Watch** – Scott Powell – watch your speed when driving on Escape Way. It is 15 MPH. There was a recent fire in the community. Unfortunately, the house was a total loss. Reminder – ‘If you see something, say something.”

**By Laws Committee** –Joanne DiBlasi – The committee will meet in the spring.

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

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

EPOA Board of Directors Meeting

January 11, 2020 Page 3 of 3

**COMMITTEE CHAIR COMMENTS: (CON’T)**

**Finance –** Jeff Lipnichan – summary of year end loans and finances.

**Recreation** – Joanne DiBlasi thanked everyone for their support this past year. We are looking forward to the 2020 year. A meeting will be scheduled in the spring.

Patty thanked Celine for her work with the feral cat issue. Celine gave an update on the “cat” committee. People have been very generous. They have collected enough monies to TNR 24 cats. C Alley Cats will be coming on January 19th to begin the process. There is donation jar in the office. There is an auction site to help raise money, *The Escape Group for Stray and Feral Cats*.

**QUESTIONS FROM PROPERTY OWNERS:**

Homeowner (Lot #79) commented on the issue with growing deer population. He suggested having a deer kill using archery. A discussion was held. Ann Marie will contact the attorney.

Homeowner asked why, at times, meetings are cancelled. Patty explained that if the Board may have no business that month. Of course, another reason could be weather. The Board of Directors agreed that meetings will be the second Saturday of the month with some exceptions. Meetings will be held at 10:00 am in the Marina Building. Meetings are posted on the website.

Patty Crispino asked if there anymore questions or concerns from the homeowners.

**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.

All Aye (9-0) Motion Carried Time: 10:48 am

Respectfully submitted,

Joanne DiBlasi,

Board Secretary

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