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

**Board of Directors Meeting**

**February 16, 2019 – 10:00 am**

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

**Board Members**: Scott Powell, Kevin Keller, Helen Peterson, Dennis Jolly and Jack Ellex

**By Phone**: Joanne DiBlasi, Secretary

**Absent:**William Donnelly, President

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

**CALL TO ORDER**:

 The meeting was called to order by Vice-President Patty Crispino at 10:05 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 Kevin Keller and seconded by Helen Peterson and duly adopted

 RESOLVED that the Board of Directors accepts the minutes of the November 13, 2018 Board of Directors Meeting, January 15, 2019 Reorganization Meeting and February 3, 2019 Email Vote as written.

All Aye (8-0) Motion Carried

Jeff gave an update on the year end budget.The budget ended in a plus for the 2018 year.

**VICE PRESIDENT’S COMMENTS**: Patty welcomed Dennis Jolly and Jack Ellex to the Board. She thanked them and the others Directors for their service. She thanked Anne Marie and her crew for dealing with the water leaks. Kudos to Moran for all he did to help keep the water flowing.

**MANAGER’S COMMENTS:**

* Many water problems/leaks this winter.
* Damage to the Marina Building. The insurance adjustor has been here. Repair work should begin soon.
* Vehicle stickers are available in the office.

Raffle Tickets are available in the office.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee**–Dennis Jolly–The committee purchased a garage last year. Dock #1 will be built and replaced this year as the first in an on-going project. He reminded dock owners to pay their yearly fee.

**Architectural Committee** – Ann Marie Miller (on behalf of Bill Donnelly) – Nothing to report at this time.

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**Recreation Committee** – Joanne DiBlasi – Due to the damage at the marina building no meetings has been scheduled. A meeting will be scheduled in the near future.

**By Laws Committee** –Joanne DiBlasi and Scott Powell- A meeting will be scheduled in May or June to review By-Laws for additions and/or changes.

**Grievance Committee –** Kevin Keller – no meeting scheduled at this time.

**Physical Plant/Roads Committee** – Jack Ellex (on behalf of Bill Donnelly) – the committee has determined 13 critical areas for repairs. They are waiting for quotes from vendors to prioritize the repairs.

**Community Watch** – Ann Marie Miller (on behalf of Bill Donnelly) Nothing to report at this time.

**Finance Committee –** Jeff Lipnichan – The Audit is complete. Exploring options on the best way to project manage the sewer and water projects.

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

**APPROVALTO REIMBURSE BRIAN MCGUIRE**

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

 RESOLVED that the Board of Directors agrees to reimburse Brian McGuire in the amount of $120.12 for the purchase of paint and brushes, as agreed by the Recreation Committee.

Aye (7-0) Nay (1) Motion Carried

**QUESTIONS FROM PROPERTY OWNERS:**

* Dottie Patterson questioned the issues with the Walnut Well. She asked when they can stop boiling water. Jeff explained the water boil advisory will be lifted when the test results from the well are received. Ann Marie reviewed how the community is notified of issues: email blasts, robocalls, Facebook page and sign notifications at the entrances to the community.
* Pat O’Dougherty asked if heat was on in the marina building? Ann Marie responded yes heat was on. The problem was pipes in the ceiling. The seals broke.

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

**ADJOURNMENT**

On a motion made by Scott Powell and seconded Kevin Keller and duly adopted

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

All Aye (8-0) Motion Carried Time: 10:21 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary

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