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

**General Membership Meeting**

**AUGUST 31, 2019 – 10:00 am**

**PRESENT**: Patty Crispino, Vice-President; Joanne DiBlasi, Secretary; and Ann Marie Miller, Property Manager

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

**ABSENT:**  Jeff Lipnichan, Treasurer; Helen Peterson

**ALSO PRESENT**: Homeowners of The Escape (sign-in sheet available at the office)

**CALL TO ORDER**:

The meeting was called to order by Patty Crispino, 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 accepts the minutes of the General Membership Meeting of May 25, 2019 as written.

All Aye (6-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT AND JUDICIAL SALE WRITE-OFFS**

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 July 31, 2019 and Judicial Sale Write-Offs in the amount of $33,037.86.

Total of cash accounts - $191,013.01

Total for CDs- $ 78,053.00

Total for Dock accounts - $ 32,499.38

Grand Total $301,565.39

All Aye (6-0) Motion Carried

Ann Marie explained the Judicial Sale write-offs.

**VICE-PRESIDENT’S COMMENTS:**

Patty thanked everyone for attending. She thanked everyone for their patience with the ongoing water issues. She asked the residents to commit to attending two more meetings this year. She reminded the residents that this is their community and their input is valuable in helping the Board make decisions. We all need to be invested to continue to make this a great community.

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**MANAGER’S COMMENTS:**

* There is a boil advisory for Walnut Well until further notice.
* Please do not use any excess water on the holidays or weekends,

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee –** Dennis Jolly – There is a Dock Committee meeting following this meeting. Once again, the finances of the Dock Committee are separate from the general budget.

**Architectural Committee –** Dennis Jolly – Nothing to report at this time.

**Recreational Committee –**Joanne DiBlasi -Thanks to Ann Marie and her staff for a great July 4th Community Picnic. It was extremely well attended and everyone had a great time. Thanks to Patty and Dennis for all the cooking. The day was a Great Success! Thanks to Joe, Diane and Chris DiRado for Breakfast With Joe and our Hawaiian Dinner. The events have been very well attended. Our next Breakfast is Saturday, September 14th at 8:30 am and our next Dinner is Saturday, September 21st at 6:00 pm.. Come join us! Also thanks to Joe and Diane for the “Ice Cream Truck”. Everyone in the community really enjoyed it. Thank you to Ann Marie and Jamie for arranging the Blood Drive, the informative meeting of the Pike County Area Agency on Aging and for Friendly Feud and the Hypnotist. As you can see the recreation committee has been very busy. Please join us at our meetings and support the events. There are fliers on the table with our upcoming events for September and October.

**Upcoming Events**

**September 14, 2019**

* **Breakfast with Joe**
  + 8:00AM
  + $5/person
  + **Bon Fire** 8:00 PM

**September 21, 2019**

* **Dinner with Chris**
  + 6 PM
  + $8/person

**September 28, 2019**

* **Bingo**
  + 7:00 PM
  + $1.50/card
  + 50/50

**October 5, 2019**

* **Soup and Chili Pot Luck**
* 6:00 PM

**October 26, 2019**

* **Fall Fun**
  + Halloween Golf Cart Parade 2:00 PM
  + Pumpkin Decorating 4:00 PM
  + Spaghetti Dinner 6:00 PM
  + $8/person

**By-Laws Committee** – Joanne DiBlasi – there is a meeting scheduled for Saturday, September 7 at 10:00 am at the marina building. Everyone is welcome.

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**COMMITTEE CHAIR COMMENTS (Cont’d):**

**Ballot Committee** – Joanne DiBlasi – There are three Board seats available this year. Mine, Scott’s and a one year seat to fill the vacant seat. If you are interested please send a letter to me by September 21st.

**Grievance Committee –** Kevin Keller – no meeting scheduled. People are paying their fines without disagreement. Thanks to security. They are being very fair with tickets.

**Physical Plant/Roads Committee** – Jack Ellex – gave a report on the paving project. We were able to pave 2.3 miles of roads. Just because roads are in good shape please continue to watch your speed. Spruce Street will be finished in September.

**Community Watch Committee** – Scott Powell – A meeting will be scheduled.

Always remember if you see something report it to the office. Be involved.

**Finance Committee** – Jeff Lipnichan – Nothing at this time.

**NEW BUSINESS:**

**Feeding of Animals**

A lengthy discussion was held regarding this topic. A group of residents are going to form a “committee”, independent of the Escape, to see what can be done regarding the feral cats.

**Elections:**

There are three seats available on the Board beginning January 1, 2020. If you are interested please send a letter to Joanne DiBlasi by September 21st. The counting of ballots is scheduled for Thursday, November 21, 2019 at 10:00 am in the office.

**Speed Limit**

Robert from Patriot Security:Reminder speed limit is 15MPH. This is for the safety of you, your family and your guests. Please warn your guests not to speed and to stop at all stop signs. Kevin explained that speeding tickets almost never win at a grievance. Speeding is not only limited to cars but to ATV’s, golf carts, etc.

**Increase Speeding Fines**

Dennis reminded residents of the cost of speeding fines.

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**UPDATES:**

Walnut Well – Ann Marie – gave an update on the issues we have with this well. The cleaning of the well was not much help with the water issues. Fracking is being considered.

Water Leaks - A discussion was held regarding all the homeowner leaks that occur. Homeowners are responsible to take care of their property and any leaks. Thanks to Moran and the maintenance staff for dealing with the leaks.

DEP – Ann Marie gave an update on the DEP Outreach Program. The next meeting is October 17th at 10:00 am. At this meeting we will be discussing a water audit and leak detection. They have been very helpful with grants.

At this time Patty asked the homeowners for questions and/or concerns:

Homeowner – What can be done with the cat issue? See Feeding of Animals…

Homeowner – What is being done about the water?

A very lengthy discussion was held on this topic. We continue to work with DEP for long term solutions. As a homeowner if you hear running water please call the office. Also, please call the office if you want to use more water than usual (power wash your house) to be sure you are not putting more of a strain on the wells at that time.

Homeowner – Is Pocono Water Works responsible for pipes?

No, they are not. They are responsible for maintaining the system.

Homeowner – What is happening with the sewer plant?

Ann Marie gave an update. We are still waiting for loan approval. A discussion was held on sewer blowouts. Pocono Joe and Moran will continue to do this.

Homeowner – Are we fining residents for construction equipment stored on property?

Yes, especially if unsafe for residents.

Homeowner – What are we doing about trimming trees on Escape Way?

The property does not belong to the Escape. Ann Marie will contact the owner to see what can be done.

Patty asked if there were any more questions or concerns. Being none Patty called for adjournment of the meeting

**ADJOURNMENT**

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

RESOLVED that the meeting of the General Membership of the EPOA be adjourned.

All Aye (6-0) Motion Carried Time: 11:28 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary