

**The Escape Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**August 8, 2015 – 10:00 am**

**CALL TO ORDER:**

The meeting was called to order by President Moran Balanovich at 10:00 am with the Pledge of Allegiance to the Flag.

**ROLL CALL:** Nancy Johnson, Bob Brennan, Moran Balanovich, Diana Deloy, Dennis Dougherty, Lorraine Wolff. Property Manager Ann Marie Miller was also present. Steve DeEsch and Anthony Marcantonio were not present. Bill Hine has resigned his position and was not present.

**APPROVAL OF MINUTES:** Minutes from the July 11, 2015, regular meeting were previously distributed to the Board; minutes of the Executive Session were provided to the Board today.

**MOTION** by Lorraine Wolff, seconded by Dennis Dougherty, to approve the minutes as written – unanimously approved.

**TREASURER'S REPORT:** As of June 30, 2015.

Total of cash accounts -	\$114,161.32
CDARS account -	51,434.15
Total for CDs -	134,309.58
<u>Total for Dock accounts -</u>	<u>32,657.10</u>
Grand total as of 06/30/2015 -	\$332,562.15

There were no transfers or write-offs since the last report.

**MOTION** by Dennis Dougherty, seconded by Lorraine Wolff, to accept the Treasurer's report – unanimously approved.

**PRESIDENT'S COMMENTS:** President Balanovich thanked everyone for coming. He stated that things are moving along slowly, but they are moving along. We are getting ready for a DEP inspection next Friday. We still have some work to do on the Walnut tank and the concrete area. It is coming along and it should be ready for the inspection. We did have an issue the other day with the sewer backing up into a residence. When we went to fix it, we found that the main water line was not deep enough in the ground. That has been repaired and taken care of. The sewer system at that home has been repaired and taken care of, so any rumors going around that the sewer material got into the water system is absolutely false. The sewer line is 7 feet deep and the water line is only 2 feet deep. Everything else is moving along nicely. The welder is coming back in to look at the sludge side of the No. 1 tank. Everything else has been repaired, so instead of putting it back online because of the scaling of the metal, we're going to pump that down, get that taken care of, so that when it goes back online, it is practically brand new. The aeration system is getting put back online, so we're in pretty good shape as far as the sewer system is concerned. The only other big issue is that DEP wants generators on all the wells and the sewer plant. We are getting prices on those now.

**VICE PRESIDENT'S COMMENTS:** No comments.

## **MANAGER'S COMMENTS:**

- We had a break-in on South Granite the other night. We have a picture of a suspect, but it could be one of two people and we are not sure which one it is. I have been working with the State Police; we have two names we've given them of possible suspects. I have passed on all the information I have, all the information the Constables have, everything that people of given me or sent me.
- We are selling homes. There have been several resales since mid-July, so homes are selling.

## **COMMITTEE REPORTS:**

- A. Grievance and Appeals: Nothing at the moment.
- B. Docks (Bob Brennan): There is a Dock Committee meeting today at 1 pm. Bob also stated that we were notified that PPL was going to do a dock inspection, but we have not heard any more from them. Bob also stated that he would provide minutes from the Dock Committee meeting later today to all Board members.
- C. Finance/Budget (Diana Deloy): Three meetings of the Budget Committee have been scheduled. We will begin meeting in September and hopefully we'll get a budget done.
- D. Architecture (Steve DeEsch): No report.
- E. Physical Plant/Roads (Dennis Dougherty): Maintenance continues to work on the roads. We sent out letters to homeowners with clogged culverts. If they cannot clean out their culverts, we will do it and bill them for the work.
- F. Community Watch (Nancy Johnson): Nothing new. We are addressing the issue with the break-ins and attempted break-ins. Ann Marie stated that we need to keep the drug issue under wraps. The State Police are actively working on this issue, but there is too much talk in the community right now. We need to let them do their job. They are working with our security, but it needs to be kept quiet.
- G. Recreation (Nancy Johnson): Nice breakfast!! Coffee hour will continue through August, but then we will stop that. As long as we can, we will have one breakfast a month, usually the second Saturday. Thanks to Joe and Diane DiRado – the breakfast was very good.

Calendars are ready and will be up soon. There will be a chicken BBQ on the Saturday of Labor Day weekend.

If you are going to go to the Luau, you need to buy your ticket by today. If they have not sold enough tickets by today, we will have to cancel it.

We have a few other things scheduled this month. The community yard sale is the 22<sup>nd</sup>, so get on the list for that. And there will be a scavenger hunt for the kids during the yard sale. Publicity for this and future yard sales was discussed.

Again, we are hoping to have a chicken BBQ on the Saturday of Labor Day weekend. Nancy noted that for these dinners, we need to have people sign up by the Wednesday before the dinner, so that we have an idea of how much food to buy. Also, if we do not have enough people sign up, the event will be cancelled.

Calendars should be out in the next newsletter. We have more dinners scheduled for the fall. Ann Marie noted that the deadline for the next newsletter is August 21, so if you have something

you would like in the newsletter, please submit it by then. Nancy noted that if you have pictures for the newsletter, please get them to Ann Marie by the 21<sup>st</sup>.

- H.** By-Laws (Nancy Johnson): No report.
- I.** Ballot (Bill Hine): No ballot is required for the Board election this year. There are four open slots for the Board, and four candidates have submitted their names, so there is no need for an election this year.

## **OLD BUSINESS:**

**BOARD RESIGNATION:** President Balanovich noted that Bill Hine has resigned from the Board, which is what opened up the fourth seat. He stated that he is sorry to see Bill go – he feels he was a good Board member.

**BOARD ELECTIONS:** As previously stated, with four open seats and four candidates, there is no need for an election. Secretary Johnson stated that the only issue to address is who gets the 1-year term. The others three are 3-year terms. A discussion was held regarding how this should be done; whether via a lottery or if the four candidates got together and one candidate volunteered or was chosen for the 1-year term. Nancy stated that the four candidates are Lorraine Wolff, Patty Crispino, Ralph Filieri, and Bill Donnelly. Nancy also stated that in the past when this has happened, the candidates did get together and decided who would take the 1-year term. She also noted that whoever takes the 1-year term, which is the final year of Bill Hines' term, could be put on the Board immediately instead of waiting until January 1, 2016.

Following additional discussions, the candidates decided that Lorraine Wolff would take the 1-year term. Because she is currently on the Board, it was also decided that Bill Donnelly would be contacted and offered to join the Board immediately to fill Bill Hine's position for the rest of this year, and then Bill Donnelly, Patty Crispino, and Ralph Filieri would begin their 3-year terms on January 1.

## **QUESTIONS FROM PROPERTY OWNERS:**

**Bill Hofmann (Lot 363):** Bill noted that when you drive into the community, it looks great. Things have been painted and look good, trash cans are now provided down by the Marina – he thanked all involved in improving the area. He also thanked the Board for all their hard work. Our manager, Ann Marie Miller, and our new maintenance staff were also thanked for the great work they are doing.

**Patty Crispino (Lot 89):** Patty noted that there are some properties where the homeowners are away that need to be mowed. She stated that she has no problem mowing the lawns of some of her neighbors that are away. It was mentioned that you cannot go onto someone's property without their permission, but Ann Marie will work with Patty to contact the owner(s) of one or two properties in her area that she is concerned with and discuss the offer with them.

Patty also noted that the swim dock seemed to be closer to shore now and she is concerned with kids diving off of it. She questioned whether it would be beneficial or not to post a "No Diving" sign there. Ann Marie stated that PPL will not allow us to post the signs.

Another issue was raised by Patty Crispino regarding the pool, which does have a “No Diving” sign. She stated, however, that when she jumped into the pool at the shallow end, she did not realize how shallow it was and injured her knee. Discussion was then held regarding an additional sign or marking the depth of the water, which can be easily done.

Wayne Welz (Lot 201) asked what could be done about dogs in the neighborhood constantly barking. He was advised to respond to the office and sign a complaint.

Pat O’Dougherty asked about a rumor she heard that all of the water in the Escape was contaminated. President Balanovich advised that this was just a rumor, and that he was personally involved in that particular incident, which was limited to one residence and occurred due to a water line that was not placed deep enough in the ground. There was a water main break, the appropriate officials were advised and a “boil water advisory” was issued. He also stated that the proper repairs were done and the community water system was never in danger. Pat also asked how she would know if there was a problem with her water, and Moran advised that whenever this happens, someone would come to her home with a copy of the boil water advisory or whatever was called for, and if she was not home at the time, the notice would be left on her door.

Patty Crispino also asked about the problem of stray cats in the area. Unfortunately, there are limited options to resolve this problem. Animal Control in Pike County is limited to one individual and they do not respond for this problem.

#### **NEW BUSINESS:**

**Equipment Needs:** It was noted that we will need additional equipment, such as a small backhoe, excavator, small pickup truck, lawn care equipment, 1-ton roller, etc. Also, our gater needs repair. Our 1-ton truck has been repaired and is ready for plowing. The other truck will now go in for repair. We need to grade the sides of the road, and some areas with numerous potholes, we could repair whole sections of the roadway with cold patch if we have the right equipment. We do need one more plow truck before winter hits and we are searching for that now.

Another discussion was held regarding the type of lawn care equipment we need. Ralph Filieri noted that there is business near him that specializes in some of this equipment and he will check out their inventory and prices.

Bill Hofmann (Lot 363): Bill noted that someone doing our lawn care this year parked their trailer in such a manner as to block part of the roadway. It was unclear whether this was our contractor or someone performing work for someone else. Bill was advised to contact the office when this happens, so that they can address it immediately.

Wayne Welz (Lot 201) asked about specific vehicles belonging to a property owner that do not have the appropriate stickers on them. Ann Marie advised that she would not discuss who did and did not receive fines, but assured Mr. Welz that the situation had been addressed.

Director Lorraine Wolff asked about the property on Forrest where the home had been removed and is now considered green belt. She wanted to know if we could mow that area. Ann Marie advised that she would have that done.

Director-elect Ralph Filieri asked what was being done about abandoned homes. Ann Marie stated that she is working with the Township officials to condemn some of these properties. In the meantime, owners are being contacted and appropriate fines are being issued. We will continue to work with the officials to address this matter.

**MOTION** by Dennis Dougherty, seconded by Lorraine Wolff, to adjourn.

Meeting adjourned at 10:35 am.

Respectfully submitted,

  
Nancy S. Johnson

Nancy S. Johnson, Secretary

Approved: October 17, 2015