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

**General Membership Meeting**

**May 19, 2018 – 10:00 am**

**PRESENT**: Joanne DiBlasi; Secretary, Ann Marie Miller; Property Manager

**Board Members**: Kevin Keller,Scott Powell, Steve DeEsch, Lorraine Wolff and Helen Peterson

**ABSENT:** William Donnelly, Patty Crispino andJeff Lipnichan

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

**CALL TO ORDER**:

The meeting was called to order by Kevin Keller, President pro tempore, at 10:02 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 Scott Powell and seconded by Steve DeEsch and duly adopted

RESOLVED that the Board of Directors accepts the minutes of the General Membership Meeting of September 2, 2017 as written.

All Aye (6-0) Motion Carried

**APPROVAL OF MINUTES**

On a motion made by Scott Powell and seconded by Lorraine Wolff and duly adopted

RESOLVED that the Board of Directors accepts the minutes of the April 21, 2018 Board Meeting as written.

All Aye (6-0) Motion Carried

**APPROVAL OF TREASURER’S REPORT**

On a motion made by Scott Powell and seconded by Lorraine Wolff and duly adopted

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

April 30, 2018.

Total of cash accounts - $226,790.52

Total for CDs- $ 76,793.08

Total for Dock accounts - $ 47,557.79

Grand Total $351,141.39

All Aye (6-0) Motion Carried

Kevin read the financial. He stated that the budget is in good shape.

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**PRESIDENT’S COMMENTS:**

* Kevin welcomed and thanked everyone for coming on such a rainy morning. He apologized on behalf of Bill that he could not be at the meeting.
* He commented that it was a tough winter. He thanked the maintenance crew for the great job this winter. Hopefully, spring will start soon.

**MANAGER’S COMMENTS:**

* Dues raffle is next Saturday, May 26th after Brunch with Chris.
* Residents have been coming in and picking up their updated Escape stickers for vehicles and boats.
* There was good participation for Clean Up Day. The community did a great job. There were questions regarding the pickup of TV’s and tires. Ann Marie will investigate further what can be done to discard these items. She stated that we paid for the dumpsters but not the tonnage. Kevin requested feedback on the possibility of having Clean Up Day twice a year. He also suggested that if there are residents who can’t or need help cleaning up their homes to contact the office.
* Ann Marie thanked the residents who have been calling when they see something out of the ordinary. She reminded everyone “If You See Something, Say Something.”
* Patriot Security is expected to get the rights to make arrests this Tuesday.

**COMMITTEE CHAIR COMMENTS:**

* **Dock Committee –** Steve DeEsch – docks are in. There was a dock committee meeting before this meeting. We added some new lights and additional cameras are going to be installed. Happy Boating!
* **Architectural Committee –** Steve-DeEsch – reminder you only need a permit if you are building. You don’t need a permit to paint a deck, or make any other improvements on your home.
* **Recreational Committee –**Helen Peterson -The following events have been scheduled: Saturday, May 26th 10 am to 12 pm Brunch with Chris (the dues raffle will be picked at this time); Saturday, June 2nd Community garage sale; Saturday, June 9th, Chicken BBQ (tickets are on sale at the office). Helen explained her Wreaths Across America campaign. The goal is to sell 130 wreaths, so far 33 wreaths have been sold. She is looking for volunteers to help sell wreaths and to lay wreaths at grave sites. She is also looking to have a Heroes Among Us Wall of Honor for the marina building. She would like to have a ceremony for the Wall of Honor the week before Labor Day weekend. Anyone interested in volunteering please contact Helen.
* **By-Laws Committee** – Joanne DiBlasi and Scott Powell – we had a very productive meeting on May 5th. Joanne is working on the revisions and will email to the committee before the next scheduled meeting on June 9th. Hoping to bring the changes to the Board at the meeting onJune 16th. Once the Board approves the changes the new proposals will go to the attorney. After these steps are completed they proposed changes will go to the community for a vote with the October budget/board vote.

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

**Grievance Committee –**Kevin Keller – there was meeting on May 12th. Kevin read the citations and the committee’s decisions.

**APPROVAL OF GRIEVANCEC OMMITTEE HEARINGS**

On a motion made by Scott Powell and seconded by Steve DeEsch and duly adopted

RESOLVED that the Board of Directors accepts the actions of the Grievance Committee Report from the meeting of May 12, 2018.

All Aye (6-0) Motion Carried

**Physical Plant/Roads Committee** – Bill Donnelly - Ann Marie will give an update. **Community Watch Committee** – Bill Donnelly- On Bill’s behalf, Ann Marie thanked residents for reporting anything suspicious. There will be a meeting on Saturday, June 2nd at 10:00 am at the marina building.

**Finance Committee** – Jeff Lipnichan (absent) – nothing to report at this time.

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

**UPDATES:**

Roads –Ann Marie – no company was interested in bidding for pothole repairs. The maintenance crew, weather permitting, will begin filling potholes this week.

Sewer Loan – Ann Marie – the issue with the correct name of the community has been resolved. Attaining the loan is a long process.

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

Homeowner – Lot # 205 and 206 - Is the well house on Granite online?

Ann Marie informed that particular well house is not online. She does not know why and when it occurred. It happened before she came.

Homeowner – Lot#446 - Maybe the Escape could order and have the maintenance crew install the 911 markers.

Ann Marie replied that they can be purchased from the Greene-Dreher Volunteer Fire Association. There is an order form in the latest edition of the Escape News. They should be installed on a post in front of your home.

Homeowner – Lot #99 – Should the address markers be the address of the house or the lot#?

Ann Marie replied that it should be the address of the house not the lot #. She also stated that even though it’s not mandatory it is suggested that every house have the marker in case of emergency. It could help save a life.

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Homeowner – Lot #99 – Can you tell us the names of the alleged burglary suspects?

Ann Marie replied with the names of the suspects. She explained that are renters and the landlord has served them with an eviction notice.

Homeowner – Lot #M35 - Are there any warrants issued for the burglary suspects?

Ann Marie reported no warrants at this time. The incident is still under investigation.

Homeowner – Lot #M35 - Do we charge the dock committee for the installation of the docks done by the Escape maintenance crew?

Ann Marie replied that we charge the dock committee for all work done by the Escape maintenance crew.

Homeowners – Lot# 169 and Lot# 157 – update on a cell tower in the Escape.

Ann Marie and Bob DiBlasi gave an update on the progress of a cell tower build on Escape property. It would help with service and generate an income for the Escape.

Steve DeEsch informed the residents that a new marina, Pirate’s Cove, is having a grand opening on Saturday, June 9th. All the employees at the Pirate’s Cove have many years of experience with boating on the lake. There is a BBQ that day. Go check them out.

Also, Steve suggested that we add Communications and Welfare announcements to our monthly agenda. It could be a good way to get news to community residents.

**ADJOURNMENT**

On a motion made by Steve DeEsch and seconded Joanne DiBlasiand duly adopted

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

All Aye (6-0) Motion Carried Time: 10:34 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary