

The Escape Property Owners Association, Inc.

**General Membership Meeting
September 4, 2021**

PRESENT: Kevin Keller, Vice-President; Jack Ellex, Treasurer; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

BOARD MEMBERS: Dennis Jolly, Bob Snyder, Ed Pellikan

ZOOM: Patty Crispino, President; Scott Powell

ABSENT: Jason Abbott

ALSO PRESENT: Homeowners (sign-in sheet available and Zoom)

Kevin Keller, Vice-President; chaired the meeting as Patty Crispino, President; attended the meeting via Zoom.

CALL TO ORDER:

The meeting was called to order by Vice-President, Kevin Keller at 9:00 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Kevin welcomed everyone and thanked everyone for coming. Kevin called for a moment of silence for the servicemen and people who lost their lives in Afghanistan.

APPROVAL OF MINUTES

On a motion made by Kevin Keller and seconded by Jack Ellex and duly adopted

RESOLVED that the Board of Directors accepts the minutes of May 29, 2021 General Membership Meeting as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Bob Snyder and seconded by Dennis Jolly and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report of August 31, 2021. Jack Ellex, Treasurer; read the report.

Total of cash accounts -	\$	253,202.12
Total for CDs -	\$	81,421.11
Total for Dock accounts -	\$	106,070.85

Grand total as of 8/31/2021	\$	440,694.08
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All Aye (8-0) Motion Carried

PRESIDENT'S COMMENTS: Patty apologized for not attending the meeting in person. She had water damage to her home. She thanked Ann Marie and her staff for their hard work with the water issues and the aftermath of Hurricane Ida.

VICE-PRESIDENT'S COMMENTS: Summer is almost over. Hoped everyone enjoyed their summer at the Escape. Thanks to Ann Marie and the Recreation Committee for planning activities.

MANAGER'S COMMENTS: Thank you for your patience with all the water issues this week. Please remember a boil water advisory is in effect for Walnut and Long Court wells. You will receive an email and a robocall when the advisory has been lifted.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Bob Snyder – Reminder boats need to be out of the water by September 18th. The Board has been discussing the use of the additional property at the lake. The possibility of building Dock #8, a pier dock next to Dock #1 and enhancing the swim area. This is all preliminary as we need to apply to Brookfield for approval. The process is very slow.

Architectural Committee –Ed Pellikan (Palmyra) - Nothing to report at this time. Scott Powell (Greentown) – please remember to get all the proper permits.

Physical Plant/Roads Committee – Jack Ellex – We received a quote for the next phase of repaving. At this time, we are putting it on hold due to additional expenses with water issues. Reminder to homeowners with culverts please check them often and keep them debris free.

Community Watch – Scott Powell – Please watch your speed in the community.

By Laws Committee –Joanne DiBlasi – nothing to report at this time.

Ballot Committee – Joanne DiBlasi – There are 3 seats open for next year. Please send your letter of interest to me and/or Ann Marie no later than October 12, 2021. Please include a little bio. In order to get more homeowners to vote, in addition to mailing your ballot to the auditor, there will be a locked ballot box in the lobby of the office. A security camera will be on the box. There will be two sets of keys, one held by me and the other by Kevin Keller. The box will be opened on the morning of the ballot count by the Ballot Committee. Your ballot must be returned in the proper envelope or it will not be counted.

Grievance Committee – Kevin Keller – A meeting will be scheduled.

Finance – Jack Ellex – will begin working on the budget for next year.

Recreation – Joanne DiBlasi – Reminder movie night and candy bingo this weekend, We are planning an Octoberfest for October 9th. More details to follow. Saturday, September 25th is Clean Up PA Day. There will be dumpsters at the marina from 9-3. The charge is \$20.00 per carload. The annual Christmas House Decorating Contest is Saturday, December 18th. Please sign up at the office.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner Lot #32 – questioned what the percentage of roads have been repaved. Jack explained that after the next phase approximately 85% of the roads will be completed. We are hoping to be able to complete this phase with money in the budget. If not, we will be looking at other ways to finance. Homeowner thanked the Board for all they do.

Homeowner Lot #70 – asked for an update on the sewer and water projects. Ann Marie explained that we are making progress with USDA for the sewer project and expects to hear from the DEP next week regarding the water project. He asked what would be our next source of financing the sewer project if the USDA fell through. Jack explained it would be the bank with a higher rate of interest.

Kevin Keller asked if there anymore questions or concerns from the homeowners, both present and on Zoom. There being nothing further from homeowners he calls the meeting to be adjourned.

Thanks for attending and enjoy the weekend.

ADJOURNMENT

On a motion made by Bob Snyder and seconded by Dennis Jolly and duly adopted

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

All Aye (8-0)

Motion Carried

Time: 9:22 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary