

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

**General Membership Meeting**

**May 28, 2022**

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

**Board Members:** Dennis Jolly, Bob Snyder, Scott Powell, Ed Pellikan and Jason Abbott

**ABSENT:**

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

**CALL TO ORDER:**

The meeting was called to order by President, Patty Crispino at 9:00 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken.

Patty welcomed everyone and thanked everyone for coming.

The Board held a moment of silence in honor of the Buffalo and Texas tragedies.

**APPROVAL OF MINUTES**

On a motion made by Patty Crispino and seconded by Bob Snyder and duly adopted

RESOLVED that the Board of Directors accepts the minutes of September 4, 2021 General Membership Meeting as written.

All Aye (9-0) Motion Carried

**APPROVAL OF TREASURER'S REPORT**

On a motion made by Bob Snyder and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report of April 30, 2022. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$	428,490.24
Total for Dock accounts -	\$	72,467.91

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<b>Grand total as of 4/30/2022</b>	<b>\$</b>	<b>500,958.15</b>
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All Aye (9-0) Motion Carried

In honor of Memorial Day, Jack acknowledged all military personnel and those who lost family members. Thank you for your service and sacrifice.

**PRESIDENT'S COMMENTS:** Patty thanked everyone for coming out in the rain. Please continue to attend the meetings as you, the residents, have a vested interest in the community. Thanks to Ann Marie and her crew for the outstanding job they do to keep the community running efficiently.

**VICE-PRESIDENT'S COMMENTS:** Thanks for the great turnout. Have a safe Memorial Day weekend.

**MANAGER'S COMMENTS:**

- The raffle tickets sold very well. Congratulations to the winner, Robert DiBlasi.
- Reminder all 2022 stickers must be on all vehicles and boats by June 1<sup>st</sup>.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – there will be a Dock Committee meeting following this meeting. Dock #3 was replaced this year. Reminder that there is no sunbathing, swimming, or picnicking from the docks. No fishing is allowed past the first finger and only where there are no jet ski docks. Ann Marie will post signage on the docks.

**Architectural Committee** –Ed Pellikan (Palmyra) - Nothing to report at this time.  
Kevin Keller (Greentown) – nothing to report at this time.

**Physical Plant/Roads Committee** – Jack Ellex – I will give a report when we get to updates on the agenda.

**Community Watch** – Dennis Jolly – We are having an Anti-Bullying program on Friday, June 3<sup>rd</sup> from 7-9 pm at the marina. Please plan to attend and bring your children. Speeding is an on-going issue. Please be sure to slow down. Also, all recreational vehicles must have a visible flag. Please see the Rules and Regulations.

**By Laws Committee** –Joanne DiBlasi – Will be scheduling a meeting in the near future.

**Ballot Committee** – Joanne DiBlasi - Thank you for taking the time to vote on the HOA Fees. The proposition passed. Thanks to Jack Ellex, Pat O'Dougherty and Nancy Lemin for counting the votes. Thanks to Ann Marie and the office staff for sending out the ballots in a timely manner.

**Grievance Committee** – Scott Powell – There was one grievance regarding Feeding the animals. The grievance was upheld.

**Finance** – Jack Ellex – Revenue is good at this time.

**Recreation** – Joanne DiBlasi – We are “starting up” again. Thanks to all who attended the Recreation Meeting and for your ideas and input. There is a flier available of the summer activities. Ann Marie will have a monthly raffle at the office. There will be Bingo tonight at 7:00 pm. We are always looking for volunteers to help with the activities. Please come out and support your Recreation Committee.

Patty Crispino added that the Board is always looking for suggestions from the residents on how to better the community. Come and get involved. Please join a committee.

Jack and Ann Marie gave updates on the Walnut and Oak wells.

Sewer Plant Project – there are monthly meetings with FDA and KBA. Documentation is ready to submit. Hoping to get approval and start the project early next year. Thanks to the sewer and water crew as they keep everything running.

A discussion was held on the installation of water meters. Very costly project. Jack explained about the logging devices we are considering installing. These devices would help to narrow down the area of leaks. The company is going to have a demonstration on June 9<sup>th</sup>.

Jack gave an update on the road paving. He explained that Ann Marie contacted 10 vendors but only 3 submitted bids. Jack gave the locations of the paving included in these bids. He explained why we are not accepting the lowest bid.

#### **APPROVAL TO ACCEPT BID FROM CR LANDSCAPING, INC**

On a motion made by Jack Ellex and seconded by Scott Powell and duly adopted  
RESOLVED that the Board of Directors approves to accept the bid from CR Landscaping, Inc. in the amount of \$191,895.00, for the Blacktop Project.

All Aye (9-0)            Motion Carried

Patty thanked Jack for his work on the project.

Ann Marie read the changes and additions to the Rules and Regulation that she is proposing.

#### **APPROVAL TO ADOPT CHANGES AND ADDITONS TO RULES AND REGULATION**

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted  
RESOLVED that the Board of Directors approves to adopt the changes and additions to The Escape Rules and Regulations as presented. These will go into effect on June 28, 2022.

All Aye (9-0)            Motion Carried

#### **QUESTIONS FROM PROPERTY OWNERS:**

Homeowner (Zoom) – Thanked the Board and Ann Marie for all they do.

Homeowner (Zoom) – Can the dock committee Zoom their meetings? The Board informed her they would keep the link so she could attend the meeting following this one.

**QUESTIONS FROM PROPERTY OWNERS (con't):**

Homeowner – Questioned why Overlook to South Granite was not included in the paving project. It was explained that the road would be heavily used during the sewer project and would be paved when the project was completed. Ann Marie informed the resident that potholes will be fixed.

Homeowner – Is it possible to move Dock #1. Very difficult to walk. It was explained that unfortunately we cannot do anything at the lake/shoreline without Brookfield's permission. Ann Marie will have the maintenance crew take a look.

Homeowner – requested adding stop signs at the corner of Oak and Marina Way. Ann Marie will have them installed. Also, please remind residents to put down their Biminis and light poles when trailering their boats. They get too close to the power lines. Also, remind people, that no one should be riding in the boats or on the jet skis when they are being trailered.

Homeowner – Can the Board present the yearly Insurance Company review to the residents? Ann Marie explained it is available in the office for anyone who would like to see it. It was reminded that Ann Marie checks with the insurance company and the attorney frequently on matters.

Homeowner – questioned the Board's approval to submit a request to Brookfield to build Dock 8. Why didn't the community vote on this? Bob Snyder explained that the Board discussed this at length and it was decided to send a proposal to Brookfield. The Board will make no further decisions on the dock until approval is received from Brookfield. Dennis invited the homeowner to join the Dock Committee.

Homeowner – the new swim dock is nice. Is it possible to add a ladder to it so it's easier to climb out from the water? Ann Marie will look into this.

Patty Crispino asked if there anymore questions or concerns from the homeowners. Reminder a Dock Committee follows this meeting.

**ADJOURNMENT**

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

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

All Aye (9-0)

Motion Carried

Time: 9:53 am

Respectfully submitted,

Joanne DiBlasi  
Board Secretary