

The Escape Property Owners Association, Inc.

**Reorganization Meeting
January 9, 2021 – 9:00 am**

PRESENT: Patty Crispino, President; Dennis Jolly, Vice-President; Jack Ellex, Interim Treasurer; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

BOARD MEMBERS: Scott Powell (Zoom), Kevin Keller, Jason Abbott, Ed Pellikan and Bob Snyder

ABSENT:

CALL TO ORDER:

The meeting was called to order by Ann Marie Miller at 9:04 am with the Pledge of Allegiance to the Flag.

ELECT BOARD OFFICERS

Elect Board President - Ann Marie Miller called for nominations for President. Nominations were made anonymously for Patty Crispino and Scott Powell. Bob Snyder abstained from the nominations.

A secret ballot vote was counted. The results were as follows:

Patty Crispino – 6 votes

Scott Powell – 3 votes

RESOLVED that the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Patty Crispino as President of the Board of Directors for the period from January 1, 2021 through December 31, 2021.

Motion Carried

Elect Board Vice-President – Patty Crispino called for nominations for Vice-President.. Kevin Keller self-nominated. Patty Crispino called for other nominations. There were no other nominations.

RESOLVED the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Kevin Keller as Vice President of the Board of Directors for the period from January 1, 2021 through December 31, 2021.

Motion Carried

Elect Board Secretary – Patty Crispino called for nominations for Secretary. Joanne DiBlasi self-nominated. Patty Crispino called for other nominations. There were no other nominations.

RESOLVED the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Joanne DiBlasi as Secretary of the Board of Directors for the period from January 1, 2021 through December 31, 2021.

Motion Carried

Elect Board Treasurer – Patty Crispino called for nominations for Treasurer. Jack Ellex self-nominated. Patty Crispino called for other nominations. There were no other nominations.

RESOLVED the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Jack Ellex as Treasurer of the Board of Directors for the period from January 1, 2021 through December 31, 2021.

Motion Carried

Following the election of officers, Ann Marie Miller reminded the newly elected members that they need to sign The Code of Conduct.

MEETING DATES

The Board of Directors agreed that meetings will be the second Saturday of the month with some exceptions and subject to change. Meetings will be held at 10:00 am in the Marina Building. Executive Meetings will be held the Friday night before the meetings at 7:00 pm.

Below is a schedule of meetings:

February 13th
March 13th
April 10th
May 29th – General Membership Meeting
June 12th
July 10th
August 14th
September 4th – General Membership Meeting
October 9th
November 13th
December 11th

Check Signers - The Board of Directors voted the following Board of Director members the approval to sign checks on behalf of the Escape Property Owners Association:

Jack Ellex; Treasurer; Kevin Keller; Vice-President, Dennis Jolly; Board Director, Scott Powell; Board Director; and Jason Abbott; Board Director.

All Aye (9-0)

Motion Carried

President Patty Crispino called for volunteers to chair the following Committees:

- Finance – Jack Ellex
- Architectural – Scott Powell (Greene) and Ed Pellikan (Palmyra)
- Grievance and Appeals – Kevin Keller
- Ballot – Joanne DiBlasi
- By –Laws – Joanne DiBlasi
- Community Watch – Scott Powell
- Recreation/Social – Joanne DiBlasi
- Physical Plant/Roads – Jack Ellex and Bob Snyder
- Dock – Bob Snyder

APPROVAL FOR COMMITTEE CHAIRPERSON TO RUN COMMITTEE MEETINGS

On a motion made by Dennis Jolly and seconded by Bob Snyder and duly adopted
RESOLVED that the Board of Directors approves for Committee Chairpersons to run committee meetings.

Aye (9-0) Motion Carried

A discussion was held regarding this motion..

UPDATES

- A discussion was held regarding culverts. This was tabled until spring.
- A discussion was held regarding water meters. This was tabled waiting on the cost of materials and locations from the engineer.
- Ann Marie gave an update on the status of the loan for the sewer project. She had a phone conversation with the USDA and it went well.
- Ann Marie gave an update of the carport issue. The Board has agreed, based on the survey, that the carport must be moved. The Board has agreed to allow the homeowner until May 1, 2021 to resolve the issue. The homeowner is responsible for the cost of the survey and attorney fees.
- Jack gave a year end summary of finances. .

APPROVAL TO CHANGE RULES AND REGULATIONS REGARDING BOAT SIZE

On a motion made by Jason Abbott and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors approves to change of the Rules and Regulations regarding the size of boats. **The size is changed from 24 feet to 25 feet (registration size) and the addition of all motors must be in the down position for safety reasons.**

Aye (9-0) Motion Carried

A discussion was held regarding this change.

APPROVAL TO RAISE FEES FOR FEEDING OF ANIMALS

On a motion made by Bob Snyder and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves to raise the fees for feeding of
animals: \$500.00 first offense, \$750.00 second offense and \$1,000.00 thereafter.

Aye (9-0) Motion Carried

A lengthy discussion was held regarding the memo from Celine Cichinsky.

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED that the Reorganization meeting of the Board of Directors of the EPOA
be adjourned.

All Aye (9-0) Motion Carried Time 9:59 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary

The Escape Missing Items and Questions

Write-off Testing:

- Missing reasons for write-off for unit 189 and M00108

Unit ID	Owners Name	Date	Expensed To	Offset Account	Amount
689	Krzysztof Wielgosz	2/15/2020	membership dues	Annual Dues	50.00
M00108	Robert Krawiec	1/20/2020	Citations/fines	Citation fees	50.00
116	Alfred & Helen Jannicelli	8/3/2020	Late Fees Citations/fines	Late charge income Citation fees	18.73 255.00

- Unit 116 was included in the original adjustments document that was sent to us but I couldn't read the reason for the write-off.

Payroll Testing:

- Jeff Andryshak
 - According to the payroll summary he worked 80 hours but on his timecards he work 85 hours for the 03/02/2020-3/15/2020 pay period. How many hours did he actually work?
 - On the payroll summary the hourly rate is not \$15 (It is about \$15.31)
- Did not send the timecards from the 07/06/2020-7/19/2020 pay period you sent 06/22/20-07/05/20 for
 - Balanovich, Moran
 - Falco, Brianne
 - Wooster, Joshua