

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
January 9, 2021 - 10:00 am**

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

Board Members: Scott Powell (Zoom), Ed Pellikan, Dennis Jolly, Jason Abbott and Bob Snyder

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

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino, at 10:08 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 Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors accepts the minutes of November 14, 2020 meeting, December 7, 2020 email meeting and December 12, 2020 email meeting as written.

All Aye (9-0) Motion Carried

APPROVAL OF TREASURER'S REPORTS

On a motion made by Joanne DiBlasi and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Reports as of November 30, 2020 and December 31, 2020.

November 30. 2020

Total of cash accounts - \$ 273,022.06

Total for CDs - \$ 79349.87

Total for Dock accounts - \$ 48,162.97

Grand total as of 11/30/2020 - \$400,534.90

APPROVAL OF TREASURER'S REPORTS (con't)

December 31, 2020

Total of cash accounts - \$ 242,205.07

Total for CDs - \$ 79349.87

Total for Dock accounts - \$ 4,905.40

Grand total as of 12/31/2020 - \$368,460.34

All Aye (9-0) Motion Carried

Jack Ellex read the monthly reports.

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. She reminded the residents that there were sign-up sheets for the different committees. Sign up and bring a friend. We had our reorganization meeting prior to this meeting. The new officers for 2020 are Patty Crispino, President; Kevin Keller, Vice-President; Jack Ellex, Treasurer and Joanne DiBlasi, Secretary. She also announced the chairpersons for the committees. She welcomed Rob Snyder to the Board and thanked the Board members for their service. She thanked Lorraine Wolff for her service to the Board.

She thanked Moran and Todd for going above and beyond with the snow removal and water leak issues.

VICE PRESIDENT'S COMMENTS: Kevin looking forward to serving as vice-president as he will be a full-time resident as of March.

MANAGER'S COMMENTS:

- Dues raffle tickets are on sale.
- We are waiting for the engineer's reports for the sewer and water projects. Also waiting for the dock survey.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – introduced Bob Snyder as the new Chairperson. He will meet with Bob one-on-one to turn over all dock information. The materials for the new dock have been purchased. Hoping to have the new dock built before May.

Architectural Committee – Scott Powell (Greene) and Ed Pellikan (Palmyra) - Scott reminded everyone to get their permits when planning a project.

Physical Plant/Roads Committee – Jack Ellex and Bob Snyder – drive carefully during the winter months.. The committee will assess the roads in the spring to see what repairs will be needed. Looking into a road paving project for 2022.

Community Watch – Scott Powell – nothing to report at this time. Security resolved all issues.

By Laws Committee –Joanne DiBlasi – The changes to the By-Laws passed on the November vote.

Ballot Committee – Joanne DiBlasi – Thanked Nancy Lemin, Pat O'Dougherty and Dottie Morgan for counting the ballots. The vote went very smoothly. Discussed ways to get more residents to vote.

Grievance Committee – Kevin Keller – nothing to report at this time.

Recreation Committee – Joanne DiBlasi – Unfortunately, there was no recreation this past year. Hoping for a better year.

Finance Jack Ellex – summary of year end loans and finances. Finances ended very strong. We purchased an excavator with a loan and paid off the truck loan. The audit has been started.

APPROVAL FOR THE DIME BANK LOAN

On a motion made by Joanne DiBlasi and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves a loan from The Dime Bank in the amount of \$30,600.00 for the purchase of an excavator.

All Aye (9-0) Motion Carried

QUESTIONS FROM PROPERTY OWNERS:

Homeowner (Lot #193) where are we with the issue of water running down on his property. We are still waiting for the engineer report. Possible to dig a deeper culvert and increase the pipe size. The water needs to be channeled away from the garage by the homeowner. As soon as we receive the report we will share it with the homeowner.

Homeowner (Lot #89) since the road was paved water runs into basement of 116 Walnut Avenue. Homeowner has put a lip on the driveway and a gutter on the house. Situation is better. We will check the culvert across the street to see if it's clogged and the possibility of putting a drain in front of the house.

Jason Abbott requested we look into the number of stop signs in the community. He will make a make a map and bring it to the Board for consideration of removing some signs.

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

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

All Aye (9-0)

Motion Carried

Time: 10:40 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary