

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

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

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

**Board Members:** Dennis Jolly, Bob Snyder and Ed Pellikan

**Present via Zoom:** Patty Crispino, President

**Absent:** Scott Powell and Jason Abbott

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

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 10:06 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. It was determined that there was a board majority present.

**APPROVAL OF MINUTES**

On a motion made by Bob Snyder and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of April 10, 2021 meeting as written.

All Aye (7-0)            Motion Carried

**APPROVAL OF TREASURER'S REPORTS**

On a motion made by Joanne DiBlasi and seconded by Bob Snyder and duly adopted  
RESOLVED that the Board of Directors accepts the Treasurer's Reports as of June 30, 2021.

All Aye (7-0)            Motion Carried

Total of cash accounts -	\$ 325,698.79
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 93,354.62

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Grand total as of 6/30/2021 -	\$ 500,474.52
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Jack read the Treasurer's report.

**PRESIDENT'S COMMENTS:** Patty thanked everyone for coming and for everything they do.

**VICE PRESIDENT'S COMMENTS:** Kevin thanked everyone for attending and their input. The 4<sup>th</sup> of July was quiet and enjoyable.

**MANAGER'S COMMENTS:**

- Pool work is ongoing and will be completed soon.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** –Bob Snyder- There was a meeting held on May 28<sup>th</sup>. Discussions were the new 25 feet for the length of boats and fishing from the docks. All issues were resolved. Reminder current registration is needed.

**Architectural Committee** – Scott Powell- (absent) (Greene) and Ed Pellikan (Palmyra) – Nothing to report at this time.

**Physical Plant/Roads Committee** – Jack Ellex – Assessing the roads. Would like to have all roads completed over the next few years. Looking at expanding the parking at the marina. Jack also would like to see, in the future, a few more stop signs. We need to focus on safety.

**Community Watch** – Scott Powell (absent)– Ann Marie and Kevin reminded everyone “If you see something, say something”.

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

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

**Grievance Committee** – Kevin Keller – No meeting is scheduled at this time. One grievance is pending.

**Recreation Committee** – Joanne DiBlasi – Meeting is scheduled for Monday, July 12<sup>th</sup> at 1:30 pm in the office to finalize the plans for National Night Out. Gave an update on activities that are scheduled.

**Finance** - Jack Ellex – Nothing to report at this time.

Kevin gave an update regarding the property survey of Laurel Lane. The Escape owns more property than originally thought. The attorney has informed the homeowner of the survey findings.

Jack and Ann Marie gave an update on the sewer and water projects.

**APPROVAL TO REVISE CODE OF CONDUCT**

On a motion made by Kevin Keller and seconded by Dennis Jolly and duly adopted  
RESOLVED that the Board of Directors approves to revise the Code of Conduct. The code will be signed by every Board member at the annual Reorganization Meeting in January.

All Aye (7-0)          Motion Carried

**QUESTIONS/COMMENTS FROM PROPERTY OWNERS:**

Lorraine Wolff – Questioned the EPOA stickers for jet skis. Some owners put them on the dock others on the jet skis. Ann Marie will walk the docks to check.

Tom Byrnes – reported that a canoe that flipped during last Thursday’s storm. The occupants were not wearing life vests. Ed Pellikan stated that his son helped the people out of the water.

It was announced to the public the change in time for Board Meetings.

May through October meetings will be at 9:00 am  
November through April meetings will be at 10:00 am

**ADJOURNMENT**

On a motion made by Bob Snyder and seconded by Kevin Keller and duly adopted  
RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

All Aye (7-0)

Motion Carried

Time: 10:22 am

Respectfully submitted,  
Joanne DiBlasi, Board Secretary