

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
March 13, 2021 - 10:00 am**

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

Board Members: Dennis Jolly, Jason Abbott

Present via Zoom: Joanne DiBlasi, Secretary, Scott Powell, Ed Pellikan 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 10:01 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 Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of January 9, 2021 Reorganization Meeting, January 9, 2021 Board of Directors meeting, January 15, 2021 email meeting and February 16, 2021 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 February 28, 2021.

Total of cash accounts -	\$ 355,817.21
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 28,340.54

Grand total as of 2/28/2021 -	\$ 465,578.86
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Jack read the Treasurer's report. The budget is in good shape.

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. She publicly thanked Todd, Moran and Kevin for the upkeep of the roads and water leaks during the snowstorms. A thanks to Ann Marie and the office staff for keeping the office running during this time.

VICE PRESIDENT'S COMMENTS: Kevin thanked the maintenance staff and the office staff for keeping the Escape running through the bad weather. He reminded community residents to check in on their neighbors and their neighbor's homes.

MANAGER'S COMMENTS:

- Dues raffle tickets are on sale.
- Reported to the Board the water issues. We are getting free water leak detection. Ann Marie thanked the residents for their patience with the water issues.
- A discussion was held regarding Clean Up Day. Due to the increase cost of dumping the Board has decided to charge \$20.00 per car/truck load.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Bob Snyder– nothing to report at this time. Will be scheduling a Dock Committee meeting.

Architectural Committee – Scott Powell (Greene) and Ed Pellikan (Palmyra) - Scott reminded everyone to get their permits when planning a project. Ed – nothing to report at this time.

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.

Community Watch – Scott Powell – nothing to report at this time.

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 – nothing to report at this time. A meeting will be scheduled in the near future.

Recreation Committee – Joanne DiBlasi – Many new members signed up for the committee. A meeting will be scheduled for May.

Finance - Jack Ellex – gave a summary of year end finances. There was an excess of the 2020 budget variance of \$60,000.00. Th audit review reported that dating back to 2006 funds were not always distributed to the appropriate accounts. In order to correct this the Board voted on the following.

APPROVAL TO TRANSFER FUNDS

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors approves the transfer of funds in the amount of \$29, 514.00 to the Dock account and \$22,426.00 to the Capital Improvement Fund. The total funds of \$51,940.00 will be transferred from the \$60,000.00 surplus funds from the 2020 budget.

All Aye (9-0)

Motion Carried

APPROVAL TO ACCEPT THE 2020 ANNUAL AUDIT REPORT

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED the Board of Directors accept the 2020 annual Audit Report, with the
corrective action, as stated above, as presented by William Owens and Company.

Aye (9) Motion Carried

A discussion was held regarding the findings in the report. A copy of this report is available in
the office.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner: Clarification on the cost for Clean Up Day. Ann Marie stated we will be charging
\$20.00 per car/truck load for dumping. Homeowner also asked what is being done with the
water issues/leaks. Dennis explained that going forward we are looking into technology to help
with the leaks. Ann Marie explained we are still for final approval from the USDA for the sewer
loan. Unfortunately, due to Covid-19, everything is moving at a slow pace. We are still in
touch with the USDA working on getting the loan.

Homeowner: Questioned if the new dock will be ready this year. Ann Marie assured the
homeowner that Dock #2 is on schedule to be ready for May.

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: 10:21 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary

The Escape Property Owners Association, Inc.

General Membership Meeting

September 5, 2020

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

Board Members: Kevin Keller, Lorraine Wolff and Ed Pellikan

ABSENT: Dennis Jolly, Vice-President, Scott Powell and Jason Abbott

Also Present: Homeowners (sign-in sheet available)

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. Patty welcomed everyone and thanked everyone for coming.

APPROVAL OF MINUTES

On a motion made by Kevin Keller and seconded by Lorraine Wolff and duly adopted
RESOLVED that the Board of Directors accepts the minutes of August 13, 2019 General Membership Meeting as written.

All Aye (6-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Lorraine Wolff and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report of August 31, 2020. Jack Ellix, Interim Treasurer, read the report.

Total of cash accounts -	\$ 236,928.61
Total for CDs -	\$ 79,349.87
Total for Dock accounts -	\$ 63,452.18

Grand total as of 9/1/2020	\$379,730.66
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All Aye (6-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. We are meeting on the ballfield so we can follow CDC suggestions. Thanks to Ann Marie and her staff for setting up the table and chairs. The Board is making the meeting decisions month to month. The structure of the meetings will change as the times change. Thanks for your patience during this trying time.

MANAGER'S COMMENTS:

- The raffle tickets sold very well.. The winner is Bob and Joanne DiBlasi.
- Clean Up day is Saturday, October 17th at 9:00 am at the marina building. A resident asked if appliances can be discarded. No, they cannot. You can make arrangements with PP&L to have appliances picked up if they are in working order.
- Oak and Walnut wells will be tested next Tuesday and Wednesday. Residents may have low pressure during this time.

A homeowner questioned about a 5th well. According to records there is no other well online.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Joe DiRado on behalf of Dennis Jolly – gave an update on the building of Dock #2. A dock owner stated that access to Dock #1 is difficult. The committee will look into this. We are limited as to what Brookfield allows us to do. Another dock owner asked were residents allowed to fish from the docks. Ann Marie informed him that they could fish from the first finger.

Architectural Committee –Ed Pellikan - Nothing to report at this time.

Physical Plant/Roads Committee – Jack Ellex – Repairs on potholes will begin around September 24th. The committee did culvert inspections. A reminder to homeowners to clean their culvert pipes. Jack gave an update on water and sewer projects. It was explained that the sewer grant is through the USDA because of the low 1% interest rate. The bank was much higher.

Community Watch – Scott Powell – Nothing to report at this time.

By Laws Committee –Joanne DiBlasi – We will be scheduling a meeting in the near future.

Ballot Committee – Joanne DiBlasi – There are 4 Board seats available: Lorraine Wolff, Ed Pellikan, Jason Abbott and Kevin Keller. Please submit Letters of Interest by September 24th.

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

Finance – Jack Ellex – At the end of September we will project the budget for 2021.

Materials and supplies have gone up this year. Reminder, there has been no increase in HOA fees for several years.

Recreation – Unfortunately, there has been limited events this year. Let's hope next year is different. Thanks to Anne Keller for the yoga class and the donation.

APPROVAL TO ACCEPT BID FROM BLUE OX TREE SERVICE

On a motion made by Patty Crispino and seconded by Lorraine Wolff and duly adopted
RESOLVED that the Board of Directors approves to accept the bid from Blue Ox Tree Service, in the amount of \$8,200.00, for tree removal as marked by Brookfield.

All Aye (6-0) Motion Carried

We asked for more bids. Unfortunately, we only received two. It is not easy to get contractors to send in bids.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – can anything be done regarding recreational vehicles running rampart at night with loud music. Please report this to the office. There is a rule regarding loud audio.

Homeowner – can anything be done with the vacant house next door to her. Unfortunately, not. The house is being sold on a tax sale. This means the purchaser is responsible for all unpaid debt on the house. The resident asked if they can clean up the property. The answer is we cannot give permission due to insurance liability and this could be considered trespassing.

Homeowner - questioned running of a generator 24/7. It was explained why this is happening. The homeowner is being fined for noise after 11:00 pm . It was suggested to homeowner to call the local township and politicians.

Homeowner – Water is seeping up from the ground behind their home on Hillside. It was explained that if this occurring on their property it is their responsibility.

Celine please contact her regarding kittens. The TNR program has been a success so far. Volunteers will be building colonies for the cats not on Escape property.

Patty Crispino asked if there anymore questions or concerns from the homeowners.

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 (6-0) Motion Carried Time: 10:44 am

Enjoy the lake!

Respectfully submitted,

Joanne DiBlasi
Board Secretary