

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
March 12, 2022 - 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: Dennis Jolly, Jason Abbott (10:24), Scott Powell (10:04), Ed Pellikan (10:08)

Absent: Bob Snyder

Also Present: Homeowners - Zoom participants

Due to inclement weather this meeting was held via Zoom.

CALL TO ORDER:

The meeting was called to order by Patty Crispino, President, at 10:00 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 Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the minutes of February 12, 2022, Board of Directors Meeting as written.

Aye (5-0) Motion Carried

APPROVAL OF MINUTES

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the email minutes of February 23, 2022, Meeting as written.

Aye (5-0) Motion Carried

APPROVAL OF TREASURER'S REPORTS

On a motion made by Patty Crispino and seconded by Joanne DiBlasi and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Reports as of February 28, 2022.

Total of cash accounts -	\$ 339,884.96
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 56,469.03

Grand total as of 2/28/2021 -	\$ 477,775.10
-------------------------------	---------------

Jack read the Treasurer's report. Patty reminded everyone that a copy of the report is available in the office.

Aye (6-0) Motion Carried

PRESIDENT'S COMMENTS: Good morning and thank you for attending. The reason for the Zoom meeting is due to the weather and safety first.

VICE PRESIDENT'S COMMENTS: Thanks for attending the meeting. Please be careful if you are our shoveling. Also, if you must drive take caution and clean off your car.

MANAGER'S COMMENTS:

- 2022 stickers are here. Please bring your proper paperwork to the office to obtain the stickers.
- April 30th is Clean-up Day. The Escape will be charging, same as last year, \$20.00 per load.
- The Dues Raffle tickets are on sale in the office.
- Spring Basket Raffle tickets are on sale in the office. We will have a raffle every month.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly– Getting ready for the 2022 boating season. An update was sent via an email to all dock owners. There will be a Dock Committee Meeting on Saturday, March 26 at 10:00 am in the marina and Zoom.

Architectural Committee – Scott Powell (Greene) and Kevin Keller (Palmyra) - nothing to report currently. Ann Marie said there are no applications at this time.

Physical Plant/Roads Committee – Jack Ellex – gave an update on the water treatment project. There is a new representative from the USDA. The USDA and KBA are meeting monthly to collaborate on the project. We are every encouraged. The USDA is very impressed with our budget process.

Patty thanked Jack for all his work with this project.

Community Watch – Dennis Jolly – please sign up for the committee. Planning on scheduling a meeting in April. Would like to bring this committee back to life and be more involved in the community.

By Laws Committee –Joanne DiBlasi – The Board is evaluating the By-Laws and a meeting will be scheduled in May or June with the committee.

Ballot Committee – Joanne DiBlasi – The ballots for the Capital Funding vote will be counted on Thursday, April 21st. In my absence Jack will oversee the counting. Please note that the ballot return envelope will be stamped for return mail.

Grievance Committee – Scott Powell – Ann Marie reported that there is one grievance that needs to be heard. Please schedule a meeting time.

Recreation Committee – Joanne DiBlasi – A meeting will be scheduled in April to start planning for the 2022 season. There is a Spring/Easter basket raffle in the office. If you are interested in joining the committee or have suggestions, please contact the office. We are always looking for new faces and new ideas.

Finance - Jack Ellex – Nothing currently.

APPROVAL OF VOTE FOR CAPITAL FUNDING

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors approves the Vote for Capital Funding. The funding will continue the \$13.66 assessment fee that will now become the permanent monthly HOA fee. For occupied properties (with dwelling) the fee will be \$163.66 and for unoccupied properties the fee will be \$103.66. A ballot will be sent to all property owners.

Aye (7-0) Motion Carried

APPROVAL TO ACCEPT OPERATIONS AND MAINTENANCE AGREEMENT (O&M) FROM POCONO WATERWORKS COMPANY, INC.

On a motion made by Joanne DiBlasi and seconded by Jack Ellex and duly adopted
RESOLVED the Board of Directors accepts the One (1) year Operations and Maintenance Agreement (O&M) from Pocono Waterworks Company, Inc. to start on March 15, 2022, and end on March 14, 2023, as presented.

Aye (7-0) Motion Carried

APPROVAL TO ACCEPT THE 2021 ANNUAL AUDIT REPORT

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted
RESOLVED the Board of Directors accept the 2021 annual Audit Report, as presented by William Owens and Company.

Aye (7-0) Motion Carried

Jack reported that there was nothing glaring in the report. A discussion was held regarding the findings in the report. A copy of this report is available in the office.

APPROVAL TO ACCEPT PROPOSAL FOR WALNUT WELL EXPLORATION – PHASE 3

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted
RESOLVED the Board of Directors accepts the Proposal from Century Engineering for the Phase 3 Walnut Well Exploration Project as presented.

Aye (8-0) Motion Carried

Joanne asked the Board members to please coordinate their committee meetings with her and Ann Marie so there are no conflicts. Board Members will email their meeting dates to Joanne prior to scheduling.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner: Do we know the cost of replacing the well? Jack explained the initial cost for drilling and testing is between \$30,000 to \$45,000. After this it will be determined the rest of the work and cost.

Homeowner: What's the status of the fishing pier and dock #8? Ann Marie explained we are just in the beginning stages. Homeowner also asked if the docks can be in by May 1st? Ann Marie explained that it's too early in the season to make the determination. According to the Rules and Regulations the docks will be available no later than May 15th.

There being no further questions or comments from homeowners:

ADJOURNMENT

On a motion made by Scott Powell and seconded by Jack Ellex and duly adopted

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

Aye (9-0)

Motion Carried

Time: 10:29 am

Stay safe and thank you for your time.

Respectfully submitted,

Joanne DiBlasi,
Board Secretary