

The Escape Property Owners Association, Inc.

**General Membership Meeting
May 29, 2021**

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

Board Members: Dennis Jolly, Bob Snyder, Scott Powell (Zoom)

ABSENT: Kevin Keller, Vice-President, Rd Pellikan and Jason Abbott

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

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino at 9:02 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 Patty Crispino and seconded by Scott Powell and duly adopted

RESOLVED that the Board of Directors accepts the minutes of September 5, 2020 General Membership Meeting as written.

All Aye (6-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Bob Snyder and seconded by Scott Powell and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report of April 30, 2021. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$	347,914.18
Total for CDs -	\$	81,421.11
Total for Dock accounts -	\$	93,821.63

Grand total as of 4/30/2021	\$	523,156.92
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All Aye (6-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out in the rain. Please continue to attend the meetings as you, the residents, have a vested interest in the community. Patty informed the residents of the serious golf cart accident that involved children in the Laurel Lane community. Please speak to your children and grandchildren regarding safety riding in and driving all vehicles. If you see any dangerous behavior please call Ann Marie and report it. Brian McGuire wanted to thank all the neighbors and residents who stayed and helped with the children. No kid was left alone.

Thanks to Ann Marie and her crew for the outstanding job keeping the roads clear this winter. Also for dealing with all the water leaks in the community.

MANAGER'S COMMENTS:

- The raffle tickets sold very well.. The winner is Kevin Bradley
- Oak well is presently having an issue. If you need assistance please go to the office. Before the meeting was adjourned the water issue has been resolved.
- Welcome to all the new homeowners.
A homeowner questioned how water tanks run dry. Ann Marie explained the issues with leaks and pressure.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Bob Snyder – there will be a Dock Committee meeting following this meeting. All questions and concerns will be addressed at the meeting.

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

Scott Powell (Greentown) – please remember to get all the proper permits.

Physical Plant/Roads Committee – Jack Ellex – There will be repairs/repaving made to some roads. The goal is to get all the roads done when money is available. Jack gave an update on the status of the water and sewer projects.

Community Watch – Scott Powell – Please talk to your children about safety. Ann Marie added if you see something, say something. Call the office if you have something to report.

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 – As per Ann Marie there is one case pending. Patty explained the grievance procedure.

Finance – Jack Ellex – Revenue is good at this time.

Recreation – Joanne DiBlasi – We are “starting up” again. She listed the planned activities. Please come to the Meet and Greet on June 12th at 6:00 pm at the marina. Come meet the many new residents in the Escape. We are doing a survey to get an idea of what people of all ages would like the recreation committee to host. Thanks to all who purchased raffle tickets.

Patty Crispino added that the Board is always looking for suggestions from the residents on how to better the community. Come and get involved. Notices of events and happenings are posted on Facebook, the EPOA website, attend meetings, email blasts, bulletin boards throughout the community and in the office.

APPROVAL TO ACCEPT BID FROM CR LANDSCAPING, INC

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors approves to accept the bid from CR
Landscaping, Inc. in the amount of \$67,500.00, for the Blacktop Project.

All Aye (6-0) Motion Carried

We asked for more bids. Unfortunately, this is the only one we received.

APPROVAL TO ACCEPT SERVICE CONTRACT FROM STRAND POOL SUPPLY, LLP

On a motion made by Scott Powell and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors approves to accept the Service Contract from
Strand Pool Supply, LLP in the amount of \$6,540.00 (includes chemicals).

All Aye (6-0) Motion Carried

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – questioned the length of time to get a permit from the Escape. Ann Marie informed the homeowner she sent her an email and her paperwork was in the office.

Homeowner – questioned the 25 foot boat rule. It was explained that the Board voted on the rule, in public, at its January 9th Board of Directors Meeting. Ann Marie explained that it was sent to residents in an email blast. It is in the Rules and Regulations. Jack explained that part of the rule is that motors need to be kept in the down position. This homeowner also cautioned that marinas bringing in boats need to be aware of wires on poles. No one should be riding in a boat or jet ski while they are being trailered.

Homeowner – lake is being lowered early this year. People need to be aware for dock and ramp safety. Ann Marie explained that the engineer has the report on the ramp and permits have been applied for. This homeowner also thanked the crew for the great job they did building and installing the docks.

The process of delinquent accounts was explained.

Patty Crispino asked if there anymore questions or concerns from the homeowners.
Reminder a Dock Committee follows this meeting.

ADJOURNMENT

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

All Aye (6-0)

Motion Carried

Time: 9:58 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary