

The Escape Property Owners Association, Inc.

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

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

Board Members: Dennis Jolly, Ed Pellikan and Jason Abbott

Present via Zoom: Kevin Keller, Vice-President; and Bob Snyder

Absent: Scott Powell

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino, at 10:00 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 Patty Crispino and seconded by Jack Ellex and duly adopted

RESOLVED that the Board of Directors accepts the minutes of October 9, 2021 Board of Directors meeting and the October 25, 2021 email meeting as written.

All Aye (8-0) 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 October 31, 2021.

All Aye (8-0) Motion Carried

Total of cash accounts -	\$ 282,897.89
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 85,102.05

Grand total as of 7/31/2021 - \$ 449,421.05

Jack read the Treasurer's report.

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out on the rainy, dreary day. She thanked Ann Marie, and her entire staff (in advance) for preparing for winter weather.

VICE PRESIDENT'S COMMENTS: Kevin reminded the residents that it's time to winterize your house and clean your culverts. Not being prepared for winter weather can cause problems for the whole community. Let's hope for a mild winter.

MANAGER'S COMMENTS:

- Please keep your culverts clear of leaves and rocks.
- The dues raffle tickets are for sale in the office.
- We have 2 Holiday raffles: Giant Christmas Stocking and inflatable Snowmobile Sled.
- There will be a Thanksgiving Dinner on Thanksgiving at the Marina. Please sign up at the office.

COMMITTEE CHAIR COMMENTS:

Dock Committee –Bob Snyder- Materials and hardware has been delivered to build Dock 3. Construction will take place over the winter.

Architectural Committee – Scott Powell- (Greene) (Absent)
Ed Pellikan (Palmyra) – nothing at this time.

Physical Plant/Roads Committee – Jack Ellex -Winter is coming so please drive safely. Product for snow and ice will be stored on site this winter in the new Salt Shed that the maintenance staff built. There was a virtual meeting with the DEP for the water system. They determined that the Oak Well is not producing enough volume. Their suggestion is to dig a new well. We are looking into district metering to improve the overall performance of the system.. Jack also reminded residents, especially residents in mobile homes, to winterize their pipes or part-time residents to shut off their water. The Post Office is adding more mail boxes. They are backordered until January. We are planning to replace the fence at the mail boxes.

Community Watch – Scott Powell– (absent)

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

Ballot Committee – Joanne DiBlasi – Ballots will be counted on Tuesday, November 16th.

Grievance Committee – Kevin Keller –The meeting was cancelled as the residents paid the fines.

Recreation Committee – Joanne DiBlasi – Reminders: Thanksgiving Feast, Raffles, Cookie Exchange December 12 at 2:00 and House Decorating Contest on December 17th. A thank you note to the Recreation Committee from Ray Giovanni was acknowledged.

Finance - Jack Ellex – If there are no emergencies, we should end the year in plus column. Patty thanked Jack for all his work on the budget.

APPROVAL TO CHANGE/INCREASE BURNING/RECREATIONAL FIRES FINES IN RULES AND REGULATIONS

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

RESOLVED that the Board of Directors change the Rules and Regulations to increase fines for Burning/Recreational Fires. The fine in (a) will increase from \$250.00 to \$300.00 and the fine in (b) will increase from \$100.00 to \$250.00 as presented.

Aye (8)

Motion Carried

APPROVAL TO ACCEPT ADDENDUM FOR DRAINAGE DITCHES/CULVERT PIPES

On a motion made by Patty Crispino and seconded by Ed Pellikan and duly adopted
RESOLVED that the Board of Directors accept the Addendum for Drainage
Ditches/Culvert Pipes to add **15 days to resolve.**

Aye (8) Motion Carried

**APPROVAL TO CHANGE/INCREASE DRAINAGE DITCHES/CULVERT PIPES FINES IN
RULES AND REGULATIONS**

On a motion made by Patty Crispino and seconded by Ed Pellikan and duly adopted
RESOLVED that the Board of Directors approve the Rules and Regulations to change
the Rules and Regulation for Drainage Ditches/Culvert Pipes as presented with the Board
approved addendum.

Aye (8) Motion Carried

APPROVAL TO ACCEPT CONTRACT FROM RELIABLE HOME WATCH

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accept the one-year contract, as presented, from
Reliable Home Watch for security.

Aye (8) Motion Carried

Ann Marie explained that Harry left St. Moritz and started his own company. The Board
unanimously agreed to stay with Harry and his new company.

QUESTIONS/COMMENTS FROM PROPERTY OWNERS:

Lot # M35 - asked how the order of names of the candidates for the ballot was decided. It was
explained that the names were put on the ballot in the order the letters of interest were
received. All letters were dated when received.

Lot # 32- Resident questioned if we received permission to extend the boat ramp. Ann Marie
explained that we received permission and the maintenance staff will do the work when the lake
water is lower.

Lot # 594 – asked the Board for permission to store a single wide trailer by the Southerton pool
for approximately 2 weeks. The Board informed the resident that they will discuss this when the
meeting is over and that he will be notified of the decision.

Ann Marie informed the Board that she met with Green Township regarding 3 run down properties. The Township is sending letters to the owners giving them 30 days to clean up or they will be taken to court.

Patty asked if there were any more questions or comments. There were none.

ADJOURNMENT

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

All Aye (8-0)

Motion Carried

Time: 10:25 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary