

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
November 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: Jason Abbott and Bob Snyder (Zoom)

Absent: Dennis Jolly, Scott Powell and Ed Pellikan

Also Present: Homeowners - Zoom participants

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 Kevin Keller and duly adopted
RESOLVED that the Board of Directors approves the minutes of the August 13, 2022 Board of Directors Meeting, the email meeting of September 8, 2022 and the email meeting of September 30, 2022 as written.

Aye (6-0) Motion Carried

APPROVAL OF TREASURER'S REPORTS

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Reports as of September 30, 2022 and October 31, 2022.

Total of cash accounts -	\$ 162,934.67
CDARS	\$ 238,073.04
Total for Dock accounts -	\$ 68,010.80

Grand total as of 9/30/2022 - \$ 469,018.51

Total of cash accounts -	\$ 150,137.46
CDARS	\$ 238,073.04
Total for Dock accounts -	\$ 50,039.58

Grand total as of 10/31/2022 - \$ 438,250.08

Jack read the Treasurer's reports.

Aye (6-0) Motion Carried

PRESIDENT'S COMMENTS: Good morning and thank you for attending. Reminder, please clean out your culverts. Thank you to Ann Marie and her staff. By all predictions it seems the winter is forecasted to be a tough one. Everyone please stay safe.

VICE-PRESIDENT'S COMMENTS: Staying on the same theme. Please be careful climbing ladders to clean out you gutters. It is very easy to fall. Please be sure if you climb that someone is around spotting you. If at all possible, find an alternative way to clean them.

MANAGER'S COMMENTS:

- Jan Ellex won the Kindle. We are now raffling a propane patio heater. The winner will be chosen on November 25th. Come up to office to buy your chance. \$5.00 per chance.
- The Raffle Tickets for the annual Dues Raffle are in. \$20.00 per ticket or buy 5 and get one free. The winner will be chosen in May at the General Membership Meeting.
- Coupons for 2023 monthly fees will be emailed. If you need a printed copy please let the office know.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly (absent)

Architectural Committee – Scott Powell (Absent) (Greene) and Kevin Keller (Palmyra) - nothing to report currently.

Physical Plant/Roads Committee – Jack Ellex – The Sewer Plant project is still moving along with the FDA. We are hoping to have something by the end of the year. We are waiting on permits for the Walnut Well project. We are hoping to be able to finish paving all the roads within the next 2 years. Kevin suggested that we assess the roads in the spring to maintain them.

Community Watch – Dennis Jolly (absent)

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

Ballot Committee – Joanne DiBlasi – The ballot count is this Thursday, November 17th. If you have not voted yet please do. It may be too late to mail your ballot so please deposit it in the locked ballot box in the office no later than Tuesday by 4:30 pm.

Grievance Committee – Scott Powell (absent) – Ann Marie has one grievance to be heard. Another Board member needs to chair the hearing as Scott is the witness.

Recreation Committee – Joanne DiBlasi – We have canceled the December 3rd Tree Lighting. We are going to use the resources to have a Community Christmas Party on Saturday, December 17th at 6:00 pm at the marina. Please sign up at the office if you plan to attend. December 4th is the cookie exchange at 2:00 pm. December 16th is the annual House Decorating Contest. Please sign up at the office so we don't miss your house. Bingo is scheduled for Saturday, November 19th at 7:00 pm.

Finance - Jack Ellex – Finances are strong. There will be no increase in dues for 2023.

QUESTIONS/COMMENTS FROM PROPERTY OWNERS:

Patty asked residents who attended via Zoom and in person if they had any questions or comments for the Board.

There being no questions or comments from homeowners the Board voted to adjourn.

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.

Aye (6-0)

Motion Carried

Time: 10:11 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary