

The Escape Property Owners Association, Inc.

Board of Directors Meeting

November 11, 2023

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

Board Members on Zoom: Scott Powell, Kevin Keller and Bob Snyder

Absent: Jason Abbott and Ed Pellikan

Also Present: Homeowners

CALL TO ORDER:

The meeting was called to order by Patty Crispino, President, at 10:02 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 Dennis Jolly and duly adopted
RESOLVED that the Board of Directors accepts the minutes of the September 28, 2023 email meeting as written.

Aye (7-0) 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 Report as of October 31, 2023.

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|---------------------------|---------------|
| Total of cash accounts - | \$ 276,413.08 |
| CDARS - Capital | \$ 100,492.16 |
| Total for Dock accounts - | \$ 72,149.08 |

Grand total as of 10/31/2023 - \$ 449,054.32

Jack read the Treasurer's report.

Aye (7-0) Motion Carried

PRESIDENT'S COMMENTS: Good morning and thank you for attending. Thank you to all our veterans for their service. The weather is getting cold and the leaves are falling. Please keep your culverts clean of leaves. If not, you will be charged for the cleaning from the Escape. Please pay attention to stop signs and the speed limit. Thanks to Ann Marie and her crew for everything they do to keep the community looking good.

VICE-PRESIDENT COMMENTS: Thank you to all our veterans and those presently serving for their service.

MANAGER'S COMMENTS:

- 2024 HOA Dues coupons will be mailed.
- Dues Raffle Tickets are on sale. \$20.00 each, buy 5 get one free.
- The updated Rules and Regulations will be mailed with the coupons and will be effective, January 1, 2024.
- A Surprise Giant Stocking Raffle is on sale now at the office. \$5.00 per ticket.
- The marina building will be closed and winterized for January, February and March

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – materials have been purchased for Dock 5 replacement. Ann Marie saved \$6,000 on the lumber purchase.

Architectural Committee – Scott Powell (Greene) and Ed Pellikan (Palmyra) - nothing to report currently. Please remember to get the necessary permits from the township and the Escape Office.

Physical Plant/Roads Committee – Jack Ellex – gave an update on the water treatment project. We are on schedule for the completion late 2025. Walnut Well is being tested and should be online by mid-November.

Community Watch – Dennis Jolly – Nothing Currently

By Laws Committee – Joanne DiBlasi – Nothing currently.

Ballot Committee – Joanne DiBlasi – There were 4 seats available and 4 people ran so there was no voting. Congratulations to the incumbents, Kevin Keller, Ed Pellikan and Bob Snyder. Congratulations to our new board member, Dawn Hart, whose term will begin January 1, 2024.

Grievance Committee – Scott Powell – Nothing Currently

Recreation Committee – Joanne DiBlasi – The year is winding down. We have a Chili and Soup Pot Luck on November 18th, Christmas Cookie Exchange on December 10th, House Decorating Contest on December 15th and the Community Christmas Party on December 16th. Please sign up in the office for the events.

Finance - Jack Ellex – Finances are trending well. Ann Marie does a great job of keeping the budget in line. We should have a surplus at the end of the year. We will have a neutral budget for 2024. There will be no increase in dues. Patty thanked Jack for all his work on the budget.

Patty thanked Jason Abbott for his time served on the Board.

QUESTIONS FROM PROPERTY OWNERS:

Lot M121- When is clean-up scheduled for? Ann Marie informed the homeowner that it is scheduled for Saturday, May 4, 2024.

There being no further questions or comments from the residents, Patty called for an adjournment.

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.

Aye (7-0)

Motion Carried

Time: 10:13 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary