

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
October 9, 2021 - 9:00 am**

PRESENT: Patty Crispino, President; Kevin Keller, Vice-President; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

Board Members: Dennis Jolly

Present via Zoom: Jason Abbott, Bob Snyder and Scott Powell

Absent: Jack Ellex, Treasurer; Ed Pellikan

Also Present: Homeowners (sign-in sheet available)

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino, at 9:01 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 Kevin Keller and duly adopted

RESOLVED that the Board of Directors accepts the minutes of August 14, 2021 and email meeting of October 4, 2021 as written.

All Aye (7-0) Motion Carried

APPROVAL OF TREASURER'S REPORTS

On a motion made by Joanne DiBlasi and seconded by Bob Snyder and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Reports as of September 30, 2021.

All Aye (7-0) Motion Carried

Total of cash accounts -	\$ 243,897.14
Total for CDs -	\$ 81,421.11
Total for Dock accounts -	\$ 96,493.17

Grand total as of 7/31/2021 -	\$ 421,811.42
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In the absence of Jack, Patty read the Treasurer's report.

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. and for everything they do. She thanked Ann Marie, her entire staff and the Recreation Committee for Clean Up PA Day and the upcoming events.

VICE PRESIDENT'S COMMENTS: It was a great summer! Nice to see many new faces in the community. Thanks to Recreation Committee for events. With the leaves falling, please make sure your culverts are cleaned out.

MANAGER'S COMMENTS: Reminder that anyone interested in running for the Board of Directors must submit their letter by Tuesday, October 12th.

COMMITTEE CHAIR COMMENTS:

Dock Committee –Bob Snyder- Materials have been ordered to build Dock 3. Also, the permit has been submitted to lengthen the boat ramp.

Architectural Committee – Scott Powell- (Greene) Reminder to get appropriate permits before work. Ed Pellikan (Palmyra) (Absent)

Physical Plant/Roads Committee – Jack Ellex (Absent) – Ann Marie will be meeting with DEP next month for an update on the water project.

Community Watch – Scott Powell– nothing to report at this time..

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

Ballot Committee – Joanne DiBlasi – Reminder all letters of interest are due by Tuesday, October 12. The ballot committee will be counting the ballots on Tuesday, November 16, 2021 at 10:00 am in the office.

Grievance Committee – Kevin Keller –Two grievances are pending. A meeting was set for November 6 at 10:00. Dennis Jolly will chair the meeting for Kevin Keller..

Recreation Committee – Joanne DiBlasi – Today is Octoberfest. Golf Cart Parade at 3:00 followed by pumpkin decorating, food and games. At 7:00 pm there is a chili tasting contest followed by an outdoor movie and bonfire. On Saturday October 23 there is a spaghetti dinner. We need a minimum of 20 people. Please sign up and pay at the office.

Finance - Jack Ellex – (Absent) Patty thanked Jack, Ann Marie and the budget committee for all their work on the 2022 budget. There will be no increase in HOA fees for the 2022 fiscal year.

APPROVAL FOR NO INCREASE IN HOA FEES FOR THE YEAR 2022

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted

RESOLVED that the Board of Directors approves NOT to increase HOA fees for the year 2022.

Aye (7)

Motion Carried

QUESTIONS/COMMENTS FROM PROPERTY OWNERS:

Lot # M35 - asked if meetings were going back to 10:00 am. It was explained that meetings from May through October will be at 9:00 am and meetings November through April will be at 10:00 am. .

Lot #13- Resident questioned a structure that was built on a neighboring property. Ann Marie informed the resident to call the office to verify that proper permits were obtained.

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

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.

All Aye (7-0)

Motion Carried

Time: 9:17 am

Respectfully submitted,

Joanne DiBlasi, Board Secretary