

NOT APPROVED  
check May '93

The Escape Property Owners Association, Inc.

General Membership Meeting  
September 3, 2022

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

**Board Members:** Dennis Jolly, Bob Snyder, Scott Powell, Ed Pellikan and Jason Abbott (9:05)

**ABSENT:**

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

**CALL TO ORDER:**

The meeting was called to order by President, Patty Crispino at 9:00 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 the May 28, 2022, General Membership Meeting as written.

All Aye (8-0)          Motion Carried

**APPROVAL OF TREASURER'S REPORT**

On a motion made by Kevin Keller and seconded by Patty Crispino and duly adopted  
RESOLVED that the Board of Directors accepts the Treasurer's Report of August 31, 2022. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$	150,967.44
Total of CDARS accounts -	\$	238,073.04
Total for Dock accounts -	\$	74,202.23

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**Grand total as of 8/31/2022**          \$          **463,242.71**

All Aye (8-0)          Motion Carried

**PRESIDENT'S COMMENTS:** Patty thanked everyone for coming. As the summer is coming to an end, she thanked Ann Marie and her crew the outstanding job they do to keep the community running efficiently.

**VICE-PRESIDENT'S COMMENTS:** Thanks to Ann Marie and her crew. We appreciate all they do for the community. There is more participation from the residents which helps to promote a good atmosphere in the community.

**MANAGER'S COMMENTS:**

- The winner of the bike raffle will be picked at the end of the meeting. Congratulations to Monika Paluch.
- Upcoming projects – both Southerton and the Marina pools will be stripped and repainted and the inside of the marina building will be painted.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – there will be a Dock Committee meeting following this meeting. The materials for Dock #4 have been purchased and will be built over the winter. The Dock Committee is in good financial shape...

**Architectural Committee** – Scott Powell (Palmyra) - Nothing to report at this time.  
Kevin Keller (Greentown) – nothing to report at this time.

**Physical Plant/Roads Committee** – Jack Ellex – I will give a report when we get to updates on the agenda.

**Community Watch** – Dennis Jolly – We are going to schedule a First Aid and CPR class.

**By Laws Committee** – Joanne DiBlasi – Nothing at this time.

**Ballot Committee** – Joanne DiBlasi – There are 2 seats up for re-election. Anyone interested in running for the Board, please submit your letter of interest to Kevin Keller, Vice President, by September 30, 2022. Patty reminded everyone to vote.

**Grievance Committee** – Scott Powell – There are two grievances pending for review. A committee meeting is scheduled for September 26<sup>th</sup>.

**Finance** – Jack Ellex – Nothing at this time.

**Recreation** – Joanne DiBlasi – We have scheduled many activities from now until the end of the year. Please pick up a flier, hang it on your fridge and come support your Recreation Committee. Kevin suggested that the committee put together a list of activities, outside the community, for people to enjoy.

**UPDATES:**

Jack gave an update on the Walnut Well. Fortunately, the DEP report shows the location for the new well only 20 feet from the old well. The Board voted on the proposed project at a previous meeting. We are waiting on the permit.

Sewer Plant Project – there are monthly meetings with FDA and KBA. The FDA has requested further documentation. Ann Marie is processing the request. Our goal is to start the project in 2023.

Roads – Four (4) miles of roads were paved this year. It seems we will have a surplus of funds this year. The goal is to start paving the cul-de-sacs. We have a bid from CR Landscaping. Ann Marie has sent out a request for more bids.

Jack also reminded the residents that winter is coming. Now is a good time to check your pipes for insulation and heat tape. Please call the office for an evaluation. Based on the findings you can find a contractor to service what needs to be done. Now is the time to be get prepared.

Patty thanked her fellow Board members for all their work. It's a pleasure to work with all of you.

**QUESTIONS 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.

All Aye (9-0)

Motion Carried

Time: 9:18 am

Enjoy the weekend. Be safe.

Respectfully submitted,

Joanne DiBlasi  
Board Secretary