

**The Escape Property Owners Association, Inc.**

**Board of Directors Meeting  
March 9, 2024 – 10:00 am**

**PRESENT:** Patty Crispino, President; and Ann Marie Miller, Property Manager

**Board Members:** Scott Powell and Bob Snyder

**Zoom:** Jack Ellex, Treasurer; Joanne DiBlasi, Secretary; Kevin Keller Dawn Hart and Ed Pellikan

**Absent:** Dennis Jolly, Vice-President

**Also Present:** Homeowners – Names available upon request

**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 Scott Powell and seconded by Jack Ellex and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of the January 2, 2024 Reorganization Meeting as written.

Aye (8-0)                      Motion Carried

**APPROVAL OF MINUTES**

On a motion made by Scott Powell and seconded by Bob Snyder and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of the February 13, 2024 Audit Approval email meeting as written.

Aye (8-0)                      Motion Carried

**APPROVAL OF MINUTES**

On a motion made by Scott Powell and seconded by Bob Snyder and duly adopted  
RESOLVED that the Board of Directors accepts the minutes of the February 15, 2024 Loan Repayment email meeting as written.

Aye (8-0)                      Motion Carried

**APPROVAL OF TREASURER’S REPORTS**

On a motion made by Joanne DiBlasi and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors accepts the Treasurer’s Report as of  
February 29, 2024.

|                           |               |
|---------------------------|---------------|
| Total of cash accounts -  | \$ 225,998.00 |
| CDARS- Capital            | \$ 100,646.45 |
| Wayne Bank – CD #1        | \$ 100,000.00 |
| Wayne Bank CD #2          | \$ 50,000.00  |
| Total for Dock accounts - | \$ 55,005.89  |

---

**Grand total as of 2/29/24 - \$ 531,650.34**

Jack read the Treasurer’s report.

Aye (8-0)

Motion Carried

**PRESIDENT’S COMMENTS:** Good morning and thank you for attending. Thank you to the maintenance staff for the quick removal of snow. Use caution as there are many trees down in the community. Please remember to keep your culverts clean.

**MANAGER’S COMMENTS:**

- May 4<sup>th</sup> is The Great American Escape Community Clean-up Day at the Southerton Pool from 9:00 am to 3:00 pm. Cost is \$25.00 per load. You must have your 2024 Escape vehicle sticker on your vehicle,
- Please remember to buy your Dues Raffle tickets. The winner will be announced on May 25<sup>th</sup> at the General Membership Meeting. Also, stop in the office to see what is being raffled off this month.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – not present at the meeting

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

**Physical Plant/Roads Committee** – Jack Ellex – Reminder to clean out your culverts.

**Community Watch** – Dennis Jolly – not present at the meeting

**By Laws Committee** –Joanne DiBlasi – We are beginning work to revise the Deed of Conveyance.

**Ballot Committee** – Joanne DiBlasi – nothing to report currently

**Grievance Committee** – Scott Powell – there are currently 2 grievances. Will schedule a meeting.

**COMMITTEE CHAIR COMMENTS: (continued)**

**Recreation Committee** – Joanne DiBlasi – We will be scheduling a meeting in April.  
**Finance** - Jack Ellex – 2023 was an excellent year for finances and 2024 is trending in that direction. We opened 2 new CDs at the Wayne bank for a total \$150,000.00 and another CD, in the amount of \$40,000.00 for the dock funds. We will be paying off the Road Paving loan within the next 12 months.

**UPDATES:**

Jack gave an update on the sewer treatment plant project. We are waiting for the final design. We are hoping to go out for bid by late summer with a completion date late summer 2025 or early 2026.

Jack gave an update on the Walnut well project. The 72-hour performance test has been completed and sent to the DEP.

**QUESTIONS FROM PROPERTY OWNERS:**

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

**ADJOURNMENT:**

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

Aye (8-0)

Motion Carried

Time: 10:18 am

Respectfully submitted,

Joanne DiBlasi,  
Board Secretary