

The Escape Property Owners Association, Inc.

**General Membership Meeting
August 31, 2024**

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

Board Members: Kevin Keller (Zoom), Scott Powell, Ed Pellikan and Dawn Hart

ABSENT: Bob Snyder

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.

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 May 25, 2024 General Membership Meeting as written.

All Aye (8-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Joanne DiBlasi and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the Treasurer's Report of July 31, 2024. Jack Ellex, Treasurer, read the report.

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| Total of cash accounts - | \$ 145,725.85 |
| CDARS | \$ 100,801.01 |
| Wayne Bank CD #1 | \$ 100,000.00 |
| Wayne Bank CD #2 | \$ 50,000.00 |
| Total for Dock accounts - | \$ 68,219.44 |

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| Grand total as of 7/31/2024 - | \$ 464,746.30 |
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All Aye (8-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out on the holiday weekend. Please remember to clean out your culverts. She thanked Ann Marie and her staff for keeping the Escape looking great through the summer season. Hopefully, we will have a mild winter.

VICE-PRESIDENT'S COMMENTS: Enjoy what's left of the summer and stay safe.

MANAGER'S COMMENTS:

- Please remember to fill out and return the demographic survey.
- Come to the office and check out the current raffles.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – Currently, nothing to report at this time.

Architectural Committee – Ed Pellikan (Palmyra) – Currently, nothing to report at this time.
Scott Powell (Greentown) – Remember to get all permits needed for your renovations from the township and the Escape.

Physical Plant/Roads Committee – Jack Ellex – There are no road paving projects scheduled for this year. We did go out for a bid but came back very high, so we will not be paving anything this year. Lookout Circle will be fixed using modify.

Walnut Well update – DEP is reviewing our permitting to tie into the system.

Sewer Plant update – DEP and USDA have requested modifications and alterations to the project. The engineers are working on these. Once these are completed and approved, we should be able to go out to bid.

Community Watch – Dennis Jolly – Currently, nothing to report at this time.

By Laws Committee – Joanne DiBlasi and Ann Marie explained the changes that the community will be voting on to change the Deed of Covenants and Restrictions, dating back to 1984.

Ballot Committee – Joanne DiBlasi and Ann Marie explained the new on-line voting that we will be using.

Grievance Committee – Scott Powell – Currently, nothing to report at this time.

Finance – Jack Ellex – Nothing further at this time.

Recreation – Joanne DiBlasi – September 1st 7:00 pm Candy Bingo followed by the movie Teenage Mutant Ninja Turtles, Community Yard Sale is Saturday, September 12th from 9:00 to 3:00. Please call the office to sign up. October 12th is the annual Spaghetti Dinner. This year we are featuring Comedian Joe. Cost is \$8.00 per person, if purchased in advance and \$10.00 per person if purchased at the door. This is a family friendly event.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – What changes are being made to the Deed of Covenants?

Patty and Ann Marie explained some of the outdated restrictions that need to be changed. Some of the changes are being made to coincide with township changes and the Governor's Real and Personal Property, Act P.L. 1750, No.115. We explained that in order to make the changes we need everyone to vote.

Patty Crispino asked if there anymore questions or concerns from the homeowners.

There being no further questions/comments from homeowners

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.

All Aye (8-0)

Motion Carried

Time: 9:38 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary