

The Escape Property Owners Association, Inc.

**General Membership Meeting
May 27, 2023**

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

Board Members: Kevin Keller, Bob Snyder, Scott Powell, Ed Pellikan and Jason Abbott

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 Scott Powell and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors accepts the minutes of September 3, 2022 General Membership Meeting as written.

All Aye (9-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

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 of April 30, 2023. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$ 218,871.65
CDARS	\$ 238,658.20
Total for Dock accounts -	\$ 92,475.24

Grand total as of 4/30/2023 - \$ 550,005.09

All Aye (9-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. It's another season at the lake. In honor of Memorial Day, Patty acknowledged all military personnel and those who lost family members. Thank you for your service and sacrifice. Thanks to Ann Marie and her crew for the outstanding job they do to keep the community running efficiently. If you see any of the "crew" please say thank you, it goes a long way.

VICE-PRESIDENT'S COMMENTS: Thanks for the great turnout. Considering the maintenance staff is down a man the staff has been working extra hard. Ditto on what Patty said, say thanks when you see them.

MANAGER'S COMMENTS:

- The raffle tickets sold very well. Congratulations to the winner, Brain McGuire.
- Reminder all 2023 stickers must be on all vehicles and boats.
- There was damage done to the new playground on Southerton. We caught the culprits and they will be fined, pay restitution to fix the damage and are banned from the park.
- Come to the office and check out the raffles for June.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – there will be a Dock Committee meeting today at 11:00 am. Dock #4 was replaced this year. We are schedule for our plan to replace all docks.

Architectural Committee –Ed Pellikan (Palmyra) - Nothing to report currently.

Scott Powell (Greentown) – Remember to get all permits needed for your renovations from the township and the Escape.

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

Community Watch – Dennis Jolly – Keep your eyes and ears open and report anything that is suspicious and unsafe. Ann Marie has a no tolerance policy.

By Laws Committee –Joanne DiBlasi – Nothing to report currently.

Ballot Committee – Joanne DiBlasi – Nothing to report currently.

Grievance Committee – Scott Powell – There is one pending grievance. A meeting will be scheduled.

Finance – Jack Ellex – Finances are trending well. Currently, expenses are under budget.

Recreation – Joanne DiBlasi – Thank you to the cleaning crew for cleaning the marina building. Recreation is "starting up" again. Thanks to all who attended the Recreation Meeting and for your ideas and input. There is a flier available of the summer activates. Ann Marie will have a monthly raffle at the office. There will be Bingo tonight at 7:00 pm.

Kevin Keller thanked the Recreation Committee for all they are doing for the community.

Patty Crispino thanked her fellow board member for all they do for the community.

Jack Ellex gave an update on the Walnut Well. The Walnut Well is underproducing. We went out for bids to drill a new well and only received one bid from Creswell. At this time Jack Ellex made a motion for the following,

APPROVAL TO ACCEPT WALNUT WELL BID FROM CRESWELL

On a motion made by Jack Ellex and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors approves to accept the bid, from Creswell, in the amount of \$47,420.00 to drill a new well on the Walnut Well site.

All Aye (9-0) Motion Carried

Jack Ellex gave an update on the Sewer Treatment Plant project. Our application was approved by the USDA. We are working with the engineering firm and following the steps laid out by the USDA. We will be going out to bid early next year. The plant is targeted for completion early 2025. In the meantime, the maintenance staff is doing a great job keeping this one running.

Jack gave an update on the road paving. The remaining cul-de-sacs and the mobile home section on Marina Way will be done this summer. The remaining roads will be done when the sewer treatment plant is completed. At this time Jack Ellex made the following motion.

APPROVAL TO ACCEPT BID FROM CR LANDSCAPING, INC

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors approves to accept the bid from CR Landscaping, Inc. in the amount of \$76,000.00 for the Blacktop Project.

All Aye (9-0) Motion Carried

Scott Powell gave an update on the camera security system. We will be upgrading the cameras on the marina and the lakefront. At this time Scott Powell made the following motion.

APPROVAL TO PURCHASE UPGRADED CAMERA SYSTEM

On a motion made by Scott Powell and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the purchase of an upgraded camera system, in the amount of \$11,586.00. This amount does not include cable or installation.

All Aye (9-0) Motion Carried

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – Questioned if the manholes will be paved. Ann Marie responded no.

QUESTIONS FROM PROPERTY OWNERS: (continued)

Homeowner – Will the new Treatment Plant have the same capacity? Jack responded, the capacity is based on the number of houses and lots. Criteria is the same and growth is figured in. Ann Marie reminded everyone not to dispose of baby wipes into the system. They cause many clogging issues.

Homeowner – Tafton Fire Department is fundraising to purchase a bigger pumper boat, that will be housed on the lake. They are requesting donations from the surrounding communities. At this time Patty Crispino made the following motion.

APPROVAL FOR DONATION TO THE TAFTON FIRE COMPANY

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves a donation to the Tafton Fire Company, in the amount of \$100.00.

All Aye (9-0) Motion Carried

Homeowner – Thanked the Board for all they do. Is there a way to slow down the golf carts that go speeding by. Ann Marie said she will have security keep an eye out for them.

Homeowner – Cars are speeding on Gingersnap, both up and down the hill. Could a speed limit sign be posted? Also, what about putting speed bumps? Speed bumps are not an option. People move the portable ones and the maintenance staff cannot plow over them. Ann Marie said she will have a speed limit sign posted.

Patty Crispino asked if there anymore questions or concerns from the homeowners. Reminder a Dock Committee is at 11:00 am.

ADJOURNMENT

On a motion made by Bob Snyder 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: 9:35 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary