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

**Board of Directors Meeting**

**November 9, 2024 – 10:00 am**

**PRESENT**: Patty Crispino, President; Dennis Jolly, Vice-President, Jack Ellex, Treasurer;

 Joanne DiBlasi, Secretary; and Ann Marie Miller, Property Manager

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

**Absent**: Bob Snyder

**Also Present**: Homeowners – Present and Zoom

**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 Patty Crispino and seconded by Jack Ellex and duly adopted

 RESOLVED that the Board of Directors accepts the minutes of the July 13, 2024 Board of Directors meeting, September 21, 2024 email meeting, and October 5th email meeting as written.

Aye (8-0) Motion Carried

**APPROVAL OF TREASURER’S REPORTS**

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 as of

October 31, 2024.

Total of cash accounts - $ 116,488.62

CDARS - Capital $ 100,770.08

Wayne Bank CD #1 $ 100,924.80

Wanye Bank CD #2 $ 50.000.00

Total for Dock accounts -     $   70,639.22

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Grand total as of 10/31/2024 -            $ 438,822.72**

Jack read the Treasurer’s report

Aye (8-0) Motion Carried

EPOA Board of Directors Meeting

November 9, 2024 Page 2 of 3

**PRESIDENT’S COMMENTS:** Good morning and thank you for attending. As the leaves are falling, please remember to keep your culverts clean. Also, please be careful what you put down in the sewer system. Thanks to Ann Marie and her staff for keeping the community looking nice. Keep up the good work.

Everyone stood for a moment of silence in memory of Tod.

**VICE-PRESIDENT’S COMMENTS:** There has been no rain so please no burning of any kind.

**MANAGER’S COMMENTS:**

* Tickets for the 2025 Dues Raffle are on sale in the office.
* HOA coupons will be emailed. Anyone who wants a

paper copy please request at the office.

* Lots of great raffles at the office. Stop in and see what you can win!

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – Docks are out of the lake for the season. We have the materials to build Set 6. It will be ready for next May.

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

**Physical Plant/Roads Committee** – Jack Ellex – gave an update on the water treatment project, and the Walnut Well project. We are moving forward on these projects. When driving in the community please maintain the speed limit.

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

**By Laws Committee** –Joanne DiBlasi – All the issues that the community voted on passed. We will be updating the Deed of Covenants and Restrictions to reflect these changes.

**Ballot Committee –** Joanne DiBlasi – Thank you to the residents for a great voting turnout. Thank you to Pat O’Doughtery, Nancy Lemmin, Diane DiRado, and Jan Ellex for helping with the ballot counting. Thank you to Ann Marie for setting up the on-line voting. It was a success! Also, thank you to Dawn and Andy Hart for donating the prizes.

**Grievance Committee –** Scott Powell – nothing to report currently.

**Recreation Committee –** Joanne DiBlasi Thank you to everyone who volunteered and helped with the Spaghetti Dinner. We fed over 40 people and enjoyed the comedian. Thank you to Diane DiRado, Jan Ellex and Theresa Jackson for helping with the pumpkin decorating. Thank you to the Pogo Family for participating in the golf cart parade.

**Finance -** Jack Ellex – Finances are trending well.

EPOA Board of Directors Meeting

November 9, 2024 Page 3 of 3

Jack explained the 2024 and 2025 budgets. At this time, there will be no increase in the HOA fees. We will keep a close eye on the budget to see if an increase is warranted at a later date.

**APPROVAL OF 2025 BUDGET**

On a motion made by Jack Ellex and seconded by Dawn Hart and duly adopted

 RESOLVED that the Board of Directors accepts the Budget for the 2025 Fiscal Year as presented.

Aye (8-0) Motion Carried

**QUESTIONS FROM PROPERTY OWNERS:**

 Patty asked if any homeowners present or on Zoom had questions or comments.

There being no questions or comments

**ADJOURNMENT**

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted

RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

Aye (8-0) Motion Carried Time: 10:20 am

Respectfully submitted,

Joanne DiBlasi,

Board Secretary

|  |  |
| --- | --- |
|

|  |
| --- |
|  |

 |

|  |  |
| --- | --- |
|

|  |
| --- |
|  |

 |