

The Escape Property Owners Association, Inc.

General Membership Meeting

May 25, 2024

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

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

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.

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 September 2, 2023 General Membership Meeting as written.

All Aye (9-0) 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 April 30, 2024. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$ 209,414.40
CDARS	\$ 100,708.24
Wayne Bank CD #1	\$ 100,000.00
Wayne Bank CD #2	\$ 50,000.00
Total for Dock accounts -	\$ 78,224.34

Grand total as of 4/30/2024 - \$ 538,346.98

All Aye (9-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out on the holiday weekend. Please remember to clean out your culverts. Party acknowledged an email that was sent to the Board, by a resident, regarding a rule change for the docks. A discussion was held with Bob Synder, Patty Crispino and Scott Powell, as to the Board's decision regarding the request. It was noted that the Board decided not to change the rule.

VICE-PRESIDENT'S COMMENTS: In honor of Memorial Day, Dennis acknowledged all military personnel.

MANAGER'S COMMENTS:

- The dues raffle tickets sold very well. Congratulations to the winner, TLC Global Missions.
- Reminder all 2024 stickers must be on all vehicles and boats.
- No parking on the boat ramp.
- Come to the office and check out the monthly raffles.
- The maintenance crew will continue to do their best with Tod out sick. Dennis, asked residents to please say thanks when you see the maintenance crew. They work very hard to keep the community looking good.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – there will be a Dock Committee meeting following this meeting.

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 – There are no road paving projects scheduled for this year. All roads have been paved. Please remember that the speed limit is 15 miles per hour. Also, please review the Rules and Regulations regarding Motorized Recreational Vehicles, ATV's/UTV's and Golf Carts for age limits of operation.

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. Remember, Safety First.

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

Ballot Committee – Joanne DiBlasi – Nothing to report currently.

Grievance Committee – Scott Powell – None at this time.

Finance – Jack Ellex – Nothing further at this time.

Recreation – Joanne DiBlasi Recreation is "starting up" again. There is a recreation meeting this Tuesday. Mark your calendars the Golf Cart Parade and Community Picnic will be Saturday, July 6th. We are planning a community event "Extreme Bingo" on Saturday, August 17th. Ann Marie will continue to have a monthly raffle at the office. There is Bingo tonight at 7:00 pm. Please check the fliers in the office and the Facebook page for upcoming events.

Patty Crispino thanked her fellow board member for all they do for the community. It is an honor to work with you.

Jack Ellex gave an update on the Walnut Well. The Walnut Well is underproducing. The new well is ready to tie in. Waiting on the approval from the DEP. It should be online by the end of the year.

Jack Ellex gave an update on the Sewer Treatment Project. We are approximately 2 months behind of schedule, but the project is moving along. We are hoping to still be completed by the end of 2025.

APPROVAL TO CHANGE RULES AND REGULATIONS

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the changes to the Escape EPOA Rules and Regulations. **Audio Device/Noise** The operation of audio devices in a manner as to disturb other individuals is prohibited. No unruly noise is permitted before 7:00 am and after 11:00 pm. Noise or nuisance ordinances imposed by Palmyra or Greene Township, or Pike County will be enforced. Fine \$100.00

Changes: From September 15th to May 15th no unruly noise is permitted before 7: am after 9:00 pm. First offense fine \$100.00, Subsequent Offense \$300.00.

Aye (9-0) Motion Carried

APPROVAL TO CHANGE RULES AND REGULATIONS

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors approves the changes to the Escape EPOA Rules and Regulations. **Architectural Guidelines**

Add: A Permit from the Escape is needed to clear a lot. Fine \$250.00

All Aye (9-0) Motion Carried

APPROVAL TO CHANGE RULES AND REGULATIONS

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the changes to the Escape EPOA Rules and Regulations. **Boat/Jet Ski Docks**

Add: aa) There will be no parking on the boat ramp at any time. Fine \$100.00

All Aye (9-0) Motion Carried

The amended rules and regulations go into effect 30 days from the meeting.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – What can be done about delivery trucks speeding in the community? Ann Marie responded If they are caught, they are fined just like anyone else.

Homeowner – Do we have a design for the Treatment Plant? Yes, the engineer is working on the final design. The project is moving along. We just need the USDA to bless it.

Homeowner - How many short-term rentals are in the community? Ann Marie responded there are none in Green Township and 6 in Palmyra. Are there many issues with short-term rentals? There are really no issues with short-term renters.

Homeowner – What can be done with houses that are a blight to the community? Anne Marie responded that the office has to follow the township rules. She continues to fine the property owners.

Homeowner – Can we mandate that the homeowners maintain their properties like they do with condos and townhouses? Ann Marie responded that we are an HOA and must follow the rules set for HOA's. Scott responded we follow the Commonwealth Laws of PA.

Homeowner – I have owned a home in here for 20 years. The community has improved greatly. Thank you all for doing an outstanding job.

Patty Crispino reminded everyone about the spaghetti dinner fundraiser for Tod on Sunday, June 2nd. Tod is one of the kindest people. If you can't be at the dinner, please donate what you can.

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

Reminder there is a Dock Committee following this meeting.

There being no further questions/comments from homeowners

ADJOURNMENT

On a motion made by Bob Snyder and seconded by Patty Crispino and duly adopted

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

All Aye (9-0)

Motion Carried

Time: 9:38 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary