

The Escape Property Owners Association, Inc.

Reorganization Meeting

January 8, 2026

8:00 pm

PRESENT: Dennis Jolly, Vice-President; Jack Ellex, Treasurer; and Ann Marie Miller, Property Manager

BOARD MEMBERS: Scott Powell and Mike Bittenbender

ZOOM: Patty Crispino, President; Bob Snyder, Joanne DiBlasi, Secretary; Ed Pellikan and Kevin Keller

ABSENT:

CALL TO ORDER:

The meeting was called to order by Ann Marie Miller at 8:04 pm with the Pledge of Allegiance to the Flag.

ELECT BOARD OFFICERS

Elect Board President - Ann Marie Miller called for nominations for President.

Jack Ellex nominated Patty Crispino and seconded by Joanne DiBlasi. Ann Marie Miller called for any other nominations. There were no other nominations.

On a motion made by Jack Ellex and seconded by Joanne DiBlasi and duly adopted

RESOLVED that the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Patty Crispino as President of the Board of Directors for the period from January 1, 2026 through December 31, 2026.

Motion Carried

Elect Board Vice-President – Patty Crispino called for nominations for Vice-President

. Dennis Jolly self-nominated and seconded by Joanne DiBlasi. Patty Crispino called for other nominations. There were no other nominations.

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

RESOLVED the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Dennis Jolly as Vice President of the Board of Directors for the period from January 1, 2026 through December 31, 2026.

Motion Carried

Elect Board Secretary – Patty Crispino called for nominations for Secretary.

Dennis Jolly nominated Joanne DiBlasi, and seconded by Jack Ellex, Patty Crispino called for other nominations. There were no other nominations.

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted
RESOLVED the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Joanne DiBlasi as Secretary of the Board of Directors for the period from January 1, 2026 through December 31, 2026.

Motion Carried

Elect Board Treasurer – Patty Crispino called for nominations for Treasurer.

Joanne DiBlasi nominated Jack Ellex, and seconded by Kevin Keller. Patty Crispino called for other nominations. There were no other nominations.

On a motion made by Kevin Keller and seconded by Dennis Jolly and duly adopted
RESOLVED the Board of Directors of The Escape Property Owners Association, Inc., hereby elects Jack Ellex as Treasurer of the Board of Directors for the period from January 1, 2026 through December 31, 2026.

Motion Carried

Following the election of officers, Ann Marie Miller reminded new members they need to sign The Code of Conduct.

MEETING DATES

The Board of Directors agreed that meetings will be the second Saturday of the following months. (This is subject to change as needed.) Executive Meetings will be held the Thursday night before a scheduled Board meeting at 6:30 pm via Zoom. Reminder Board of Director Meetings from November thru April will be at 10:00 am and meetings from May thru October will be at 9:00 am.

Below is a schedule of meetings:

March 14th - (meeting in the office) – 10:00 am
May 23rd – General Membership Meeting – 9:00 am**
July 11th – 9:00 am
September 5th – General Membership Meeting – 9:00 am**
November 14th – 10:00 am

**** - denotes required meetings**

Check Signers - Jack Ellex; Treasurer; Dennis Jolly; Vice-President, Scott Powell; Board Director, Joanne DiBlasi; Secretary.

Motion Carried

President Patty Crispino called for volunteers to chair the following Committees:

Finance – Jack Ellex
Architectural – Scott Powell (Greentown) and Kevin Keller (Palmyra)
Grievance and Appeals – Scott Powell
Ballot – Joanne DiBlasi
By-Laws – Joanne DiBlasi
Community Watch – Dennis Jolly
Recreation/Social – Joanne DiBlasi
Physical Plant/Roads – Jack Ellex
Docks – Dennis Jolly

UPDATES:

Jack updated the Board on the Oak and Walnut Wells.

MOTION TO APPROVE FUNDING FOR WALNUT WELL UPGRADES

On a motion made by Jack Ellex and seconded by Patty Crispino and duly adopted
RESOLVED the Board of Directors approve Funding for the Walnut Well upgrades from Cresswell Drilling Company in the amount of \$13, 817.20.

Aye (9-0) Motion Carried

MOTION TO APPROVE FUNDING FOR OAK WELL UPGRADES

On a motion made by Jack Ellex and seconded by Bob Snyder and duly adopted
RESOLVED the Board of Directors approve Funding for the Oak Well upgrades from Cresswell Drilling Company in the amount of \$21,703.50. If the well is deeper than anticipated the Board approves the additional funds to complete the job.

Aye (9-0) Motion Carried

The Board continued a discussion on evaluating the supply lines to the wells.

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Dennis Jolly and duly adopted

RESOLVED that the Reorganization Meeting of the Board of Directors of the EPOA be adjourned.

All Aye (9-0)

Motion Carried

Time 8:22 pm

Respectfully submitted,

Joanne DiBlasi, Board Secretary