

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
July 13, 2024 - 9:00 am**

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

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

Absent: Dennis Jolly, Vice-President, and Scott Powell

Also Present: Homeowners – Present and Zoom

CALL TO ORDER:

The meeting was called to order by Patty Crispino, President, at 9:00 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken.

APPROVAL OF TREASURER'S REPORTS

On a motion made by Patty Crispino and seconded by Bob Snyder and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report as of
June 30, 2024.

Total of cash accounts -	\$ 142,351.53
CDARS	\$ 100,708.24
Wayne Bank CD #1	\$ 100,000.00
Wayne Bank CD #2	\$ 50,000.00
Total for Dock accounts -	\$ 70,639.22

Grand total as of 4/30/2024 - \$ 463,760.83

Jack read the Treasurer's reports.

Aye (7-0)

Motion Carried

PRESIDENT'S COMMENTS: Good morning and thank you for attending. Thanks to all the volunteers for the community picnic. Please remember with all the rain to keep your culverts clean. Thanks to Ann Marie and her staff for keeping the community looking nice. Keep up the good work.

MANAGER'S COMMENTS:

- Thanks to everyone who helped with the picnic.
- The staff is working on cameras and lights down at the docks.
- Steve DeEsch will be starting on July 22nd.
- We have had ongoing sewer and water issues. Please conserve water.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly

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.

Community Watch – Dennis Jolly – Ann Marie announced that there is a Community Watch Meeting on Friday, July 19th at 7:00 pm at the marina.

By Laws Committee –Joanne DiBlasi – We are working on them to coincide with the Deed.

Ballot Committee – Joanne DiBlasi – If you are interested in running for the Board, there are three seats up for re-election, Patty Crispino, Jack Ellex and Dennis Jolly. More information to follow. We are looking into on-line voting.

Grievance Committee – Scott Powell

Recreation Committee – Joanne DiBlasi Thank you to everyone who volunteered and participated in the community picnic. There was a great turn-out. We have music trivia scheduled for Saturday, July 20th, the Blood Drive is scheduled for July 22nd from 1:00 – 6:00. Our big event Super Bingo is scheduled for August 17th. Tickets will be sold at the office and at the door. September 12th is the Community Yard Sale from 9-3.

Finance - Jack Ellex – Finances are trending well.

Jack Ellex gave an update on the sewer and Walnut Well. We are in a holding patten. We are waiting on the DEP to sign off. Please be a good neighbor and conserve water.

Joanne DiBlasi explained the Deed and the regulations. If we are going to make changes, we must do it this year or wait another 10 years. We are going to change some of the restrictions dating back to 1985 and align them with the By-Laws. The voting for this and the election of board members will be Saturday, October 12th.

Motions to amend Rules and Regulations

APPROVAL TO AMMEND WATER CONSERVATION

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

RESOLVED that the Board of Directors approves the following change to the Rules and Regulations.

Changes: No wasting of water: Conservation of water is expected, so that all residents have adequate water pressure, no hand watering of lawns, washing of vehicles, power washing, etc., will be curtailed when notified by the Escape. **Fine \$500.00** plus any other expense incurred by the Escape.

Aye (7-0)

Motion Carried

On a motion made by Patty Crispino and seconded by Dawn Hart and duly adopted
RESOLVED that the Board of Directors approves the following change to the Rules and Regulations. Amended by Jack Ellex to add **Fine \$100.00**.

No outdoor sprinklers are allowed at any time.

Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the following change to the Rules and Regulations.

New Rule Add: No property owner is permitted to hook up water and/or sewer to a camper or other recreational vehicle. Water and sewer hookup can only be to the primary residence. **Fine \$500.00** plus any other expense incurred by the Escape.

Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the following change to the Rules and Regulations.

If water is turned off, by the Escape for any reason, The Escape has the right to place a lock on the water shut-off.

Aye (7-0) Motion Carried

All Homeowners for Protection of Water Pipes

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors approves the following change to the Rules and Regulations.

Changes Fine \$500.00 plus any other expense incurred by the Escape.

Aye (7-0) Motion Carried

These changes will take place in 30 days.

QUESTIONS FROM PROPERTY OWNERS:

Patty asked if any homeowner had a question or comment.

Homeowner – questioned the Super Bingo. Ann Marie explained what it is.

There being no further 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 (7-0)

Motion Carried

Time: 9:20 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary