

The Escape Property Owners Association, Inc.

**General Membership Meeting
May 24, 2025**

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 (Zoom) and Scott Powell

ABSENT: Ed Pellikan and Dawn Hart

Also Present: Homeowners (sign-in sheet available and Zoom)

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino at 9:01 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 Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of August 31, 2024 General Membership Meeting as written.

All Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of December 28, 2024 Reorganization Meeting as written.

All Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted
RESOLVED that the Board of Directors accepts the email minutes of March 11, 2025 to accept the 2024 Audit Report as written.

All 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 accepts the email minutes of April 5, 2025 to accept the Strand Pool Contract as written.

All Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the email minutes of May 20, 2025 to replace a truck that was hit by a tree as written.

All Aye (7-0) 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, 2025 Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$ 227,945.56
CDARS	\$ 101,079.75
Wayne Bank CD #1	\$ 102,280.57
Wayne Bank CD #2	\$ 52,212.53
Total for Dock accounts -	\$ 46,431.15

Grand total as of 4/30/2025-	\$ 529,949.56
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All Aye (7-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out and giving up lake time, although the weather could be better. As you can see by all the minutes your Board has been working hard. Don't forget what this weekend is all about, so if you see a vet, thank him or her for their service. With all the rain we have been having, please don't forget to clean out your culverts. The Escape is looking great, let's keep it that way.

VICE-PRESIDENT'S COMMENTS: Welcome. Have a great weekend and please stay safe.

MANAGER'S COMMENTS:

- The dues raffle tickets sold very well. Congratulations to the winner, Mr. & Mrs. Gratacos.
- Reminder all 2025 stickers must be on all vehicles and boats.
- Check out the monthly raffles in the office, on the Facebook page and on the website.
- The maintenance crew have been very busy with renovating the office and the Marina Pool.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – there will be a Dock Committee meeting following this meeting. Dock 8 is still under review.

Architectural Committee –Ed Pellikan (Palmyra) – Absent

Scott Powell (Greentown) – We issued 3 stop work orders and 3 citations. Please remember to get your permits from the township and the Escape. The permits from the Escape are free.

Physical Plant/Roads Committee – Jack Ellex – The office is getting new siding and windows, More curb appeal.

Community Watch – Dennis Jolly – Summer is here. Please speak to your children and remind them there is no speeding on golf carts, ATV's or UTV's. Please remember to follow all the rules. Stop signs are for any vehicle that has wheels. Remember, Safety First.

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

Ballot Committee – Joanne DiBlasi – There will be 3 vacant seats for the Board of Directors. More information to follow.

Grievance Committee – Scott Powell – Nothing at this time.

Finance – Jack Ellex – We are under budget. The budget is in good shape.

Recreation – Joanne DiBlasi Recreation is “starting up” again. There is a recreation meeting on Thursday, June 12th at 2:00 in the office. Mark your calendars: the Golf Cart Parade and Community Picnic will be Saturday, July 5th. We are planning a Tricky Tray on Saturday, August 16th. The spaghetti dinner is Saturday, October 4th. Anyone interested in joining the committee or volunteering at any of the events, please see Ann Marie or myself. Ann Marie will continue to have a monthly raffle at the office. Please check the fliers in the office, the Facebook page and the website 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. We have received the final approval from the DEP for the Walnut Well. We will be completing the project.

APPROVAL OF PROPOSAL FROM CRESSWELL DRILLING COMPANY

On a motion made by Jack Ellex and seconded by Scott Powell and duly adopted

RESOLVED the Board of Directors approves the proposal from Cresswell Drilling Company for Walnut Replacement Well in the amount of \$35,750.00.

Aye (7-0)

Motion Carried

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – Can we make a rule and fine for residents who put improper things down their toilets and drains? Anne Marie stated there is now way for us to tell who is doing it.

Patty Crispino asked if there were 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 Jack Ellex and seconded by Kevin Keller and duly adopted

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

All Aye (7-0)

Motion Carried

Time: 9:25 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary