

The Escape Property Owners Association, Inc.

**General Membership Meeting
August 30, 2025**

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

BOARD MEMBERS: Kevin Keller, Bob Snyder, Ed Pellikan and Scott Powell

ABSENT: Dennis Jolly, Vice-President

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 Scott Powell and duly adopted
RESOLVED that the Board of Directors accepts the minutes of May 24, 2025
General Membership 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 minutes of May 30, 2025
Email Meeting as written.

All Aye (7-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report of
July 31, 2025. Jack Ellex, Treasurer, read the report. Jack explained the reason for cashing
in the CD. Financially we are still strong.

Total of cash accounts -	\$ 131,304.88
CDARS	\$ 101,141.76
Wayne Bank CD #1	Withdrew 6/25
Wayne Bank CD #2	\$ 52,212.53
Total for Dock accounts -	\$ 85,385.15

Grand total as of 7/31/2025 \$ 370,044.32

All Aye (7-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out. The Escape is looking great. So many homeowners are fixing and cleaning up their properties. Thanks to Ann Marie and the maintenance staff for keeping the Escape looking its best.

VICE-PRESIDENT'S COMMENTS:

MANAGER'S COMMENTS:

- The improvements on the Round House are finished. A new roof will be installed next year,
- We are still working with Brookside for a possible new dock 8.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly - Absent

Architectural Committee –Ed Pellikan (Palmyra) – Nothing to report currently
Scott Powell (Greentown) – Nothing to report currently

Physical Plant/Roads Committee – Jack Ellex – We are continuing to keep up the roads with new paving and pothole repairs.

Community Watch – Dennis Jolly – Absent. Patty reminded everyone to obey the stop signs and the speed limit. Please remind your guests and family to do the same.

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

Ballot Committee – Joanne DiBlasi – There are three (3) vacant seats for three (3) year terms for the Board of Directors. If you are interested in running, please send a letter of interest to Board Secretary via Ann Marie. You can drop it off at the office or email it. The deadline is Thursday, October 2nd at 4:30 pm.

Grievance Committee – Scott Powell – Nothing to report currently

Finance – Jack Ellex – We will be asking for a dues increase of \$11.34, beginning January 1, 2026. Jack gave the background for the increase. The budget will end up in a deficit this year. We needed to cash in a CD this year to meet unexpected expenses such as the pool and well repairs. Jack reminded the residents that we own our own infrastructure and it is 40+ years old.

Patty commended Ann Marie and Jack for keeping the budget strong.

APPROVAL OF PROPOSAL TO INCREASE HOA DUES

On a motion made by Jack Ellex and seconded by Kevin Keller and duly adopted
RESOLVED the Board of Directors approves the proposal, for a community vote, to increase HOA Dues monthly in the amount of \$11.34, beginning January 1, 2026.

Aye (7-0)

Motion Carried

COMMITTEE CHAIR COMMENTS (con't):

Recreation – Joanne DiBlasi – thanked everyone for their help with the Community Picnic, and the Tricky Tray. A reminder the Community Yard Sale is Saturday, September 13th from 9:00 am to 3:00 pm. The annual Spaghetti Dinner is Saturday, October 18th at 6:00 pm. Tickets are \$8.00 in advance and \$10.00 at the door. We will have baskets to raffle off and a 50/50. BYOB.

UPDATES

- The Walnut Well inspection is scheduled for this Wednesday.
- Treatment Plant – the last round of DEP requirements has been answered. We are waiting on the DEP to send the approval. Thanks to Moran, somehow, he keeps it working.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – There is home on Hill Street that is falling down. Ann Marie said a permit to demolish the house has been issued.

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

ADJOURNMENT

On a motion made by Patty Crispino 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: 9:40 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary