

The Escape Property Owners Association, Inc.

General Membership Meeting

May 23, 2026

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 (Zoom), Ed Pellikan, Mike Bittenbender and Scott Powell

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 August 30, 2025 General Membership Meeting as written.

All Aye (9-0) 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 January 8, 2026 Reorganization Meeting as written.

All Aye (9-0) 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 February 16, 2026 to accept the 2025 Audit Report as written.

All Aye (9-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Patty Crispino and seconded by Joanne DiBlasi and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report of
April 30, 2026. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$ 226,514.93
CDARS	\$ 101,514.93
Total for Dock accounts -	\$ 85,913.76

Grand total as of 4/30/2026-	\$ 414,393.70
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All Aye (9-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming out on this rainy morning. With all the rain we have been having, please don't forget to clean out your culverts. Thank you to Ann Marie and her staff for keeping the roads clear throughout the winter. If you have time, please volunteer to help with activities. The Escape is looking great, let's keep it that way.

VICE-PRESIDENT'S COMMENTS: Welcome. I ordered sunshine from Amazon but it hasn't been delivered yet. Let's remember what Memorial Day stands for, to honor those who have served our country. Thank you for your service.

MANAGER'S COMMENTS:

- The dues raffle tickets sold very well. Congratulations to the winner, Mr. and Mrs. Kennish.
- Reminder all 2026 stickers must be on all vehicles and boats.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – All docks are complete. There are new anchors at the water, all the chains have been replaced, there are 2 chains on the shoreline and everything has been upgraded. Thank you to Ann Marie and staff. Financially, the dock budget is good shape with a surplus. Dock 8 has been approved by Brookfield and the lake population. It is now under review by the FEC. The process is moving along. It will cost approximately \$45,000 to build. There has been no decision on renting or selling the docks. Patty thanked Dennis for all his work with the docks.

Architectural Committee –Kevin Keller (Palmyra) – Nothing to report at this time
Scott Powell (Greentown) – Remember to get your permits from Ann Marie.

Physical Plant/Roads Committee – Jack Ellex – Nothing to report at this time.

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 at this time.

Ballot Committee – Joanne DiBlasi – Nothing to report at this time.

Grievance Committee – Scott Powell – Nothing at this time.

Finance – Jack Ellex – We have scheduled some projects for 2026. Thank you to the residents for keeping their dues up-to-date.

Recreation – Joanne DiBlasi - Recreation is "starting up" again. The Golf Cart Parade and Community Picnic, celebrating America's 250th Birthday, will be Saturday, July 4th. We are planning Super Cash Bingo, with DJ Matt on Saturday, August 15th. The spaghetti dinner is Saturday, October 10th. 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. Thank you Ann Marie for the beautiful new playground on Southerton. The playground was purchased using the funds from last year's Tricky Tray.

UPDATES:

Jack Ellex gave an update on the sewer treatment plant. There has been some progress. There is a hearing on July 7th at the township to get permits. Unfortunately, due to the delays the plant will cost approximately 5.4 million. We will have a better cost figure when we go out for bid.

Ann Marie informed that the Marina pool is open daily from 11:00 am to 8:00 pm. The Southerton pool, will be opening on June 11th, from 11:00 am to 8:00 pm. All pools are open weather permitting.

QUESTIONS FROM PROPERTY OWNERS:

Patty asked if there were any questions/comments from homeowners. There were no questions/comments from homeowners

ADJOURNMENT

On a motion made by Patty Crispino and seconded by Scott Powell and duly adopted

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

All Aye (9-0)

Motion Carried

Time: 9:25 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary