

The Escape Property Owners Association, Inc.

**Board of Directors Meeting
JULY 11, 2026**

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

Board Members: Bob Snyder and Mike Bitenbender

Zoom: Ed Pellikan and Kevin Keller

Absent: Scott Powell

Also Present: Homeowners and Zoom – Names available upon request

CALL TO ORDER:

The meeting was called to order by Patty Crispino, President, at 9:06 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 Bob Snyder and seconded by Patty Crispino and duly adopted

RESOLVED that the Board of Directors accepts the email minutes of June 5, 2026 as written.

Aye (8-0)

Motion Carried

APPROVAL OF TREASURER'S REPORTS

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 as of June 30, 2026.

Total of cash accounts -	\$ 187,302.93
CDARS- Capital	\$ 101,514.92
Wayne Bank CD	\$ 53,287.61
Total for Dock accounts -	\$ 85,802.09

Grand total as of 6/30/26 -	\$ 427,907.55
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Jack read the Treasurer's report.

Aye (8-0)

Motion Carried

PRESIDENT'S COMMENTS: Good morning and thank you for coming out on this rainy morning. Thanks to Ann Marie and her crew the place looks great. The office will be sending fines to anyone whose property is untidy.

VICE-PRESIDENT'S COMMENTS: Thank you for coming.

MANAGER'S COMMENTS: The picnic was awesome! Thank you for supporting the raffles.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – This is the year of the lake drawdown. Please have your boats out of the lake by September 15th,

Architectural Committee – Scott Powell (Greene) and Kevin Keller (Palmyra) - nothing to report at this time.

Physical Plant/Roads Committee – Jack Ellex – The Dogwood pumping station needs some repairs.

Community Watch – Dennis Jolly – nothing to report at this time

By Laws Committee – Joanne DiBlasi – nothing to report at this time

Ballot Committee – Joanne DiBlasi – We have 4 open seats for the Board. Please consider running for the Board. Further information will be posted on the Facebook page and the EPOA website.

Grievance Committee – Scott Powell – Ann Marie – we have one grievance. A meeting will be scheduled in the near future.

Finance Committee – Jack Ellex – Finances are good.

Recreation Committee – Joanne DiBlasi- To reiterate Ann Marie. The picnic and parade were great. Thanks to the office staff, the maintenance staff and all the volunteers who made it happen. Thanks to everyone who came and supported the community. On Saturday August 15th we are having Super Cash Bingo. The community wide garage sale is scheduled for Saturday, September 12th. The spaghetti dinner is on October 10th. More information to follow.

UPDATES:

Jack gave an update on the sewer treatment plant project. All permits for environmental have been approved. There was a town zoning board meeting on July 7th. Many of the Board Members attended. The town zoning board will have decision by their next meeting on July 21st.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner: Questioned the rule regarding using equipment on a Sunday. He was informed the rule is for heavy equipment and contractor work. You can use lawn mowers, weed whackers, etc.

Homeowner: Thanked Ann Marie and the maintenance crew for their due diligence to the community. She complained about people speeding on Gingersnap. Ann Marie explained that speeding has to be caught on radar. She will tell patrol to watch Gingersnap.

Homeowner: What about dogs off leashes and people who do not scoop poop. Ann Marie said you can take pictures of this and send them to the office. They will receive a citation.

There being no further questions or comments from property owners. Patty called for an adjournment.

ADJOURNMENT:

On a motion made by Patty Crispino and seconded by Bob Snyder and duly adopted

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

Aye (8-0)

Motion Carried

Time: 9:18 am

Respectfully submitted,

Joanne DiBlasi,
Board Secretary