

**The Escape Property Owners Association, Inc.**

**Board of Directors Meeting  
November 8, 2025**

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

**Board Members:** Kevin Keller

**Zoom:** Bob Snyder, Scott Powell and Ed Pellikan

**Absent:**

**Also Present:** Homeowners – Names available upon request

**CALL TO ORDER:**

The meeting was called to order by Patty Crispino, President, at 10:00 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 Joanne DiBlasi and seconded by Kevin Keller and duly adopted  
RESOLVED that the Board of Directors accepts the Treasurer's Report as of  
October 31, 2025.

Total of cash accounts -	\$ 125,484.90
CDARS- Capital	\$ 101,484.90
Wayne Bank CD #2	\$ 55,500.07
Total for Dock accounts -	\$ 79,302.83

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<b>Grand total as of 10/31/25 -</b>	<b>\$ 361,522.77</b>
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Jack read the Treasurer's report.

Aye (8-0)

Motion Carried

**PRESIDENT'S COMMENTS:** Good morning and thank you for attending. Now that all the leaves are off the trees, please remember to keep your culverts clean. Thanks in advance to the maintenance crew for snow removal. Please remember there is no parking on the streets at any time.

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

**MANAGER'S COMMENTS:**

- Payment coupons and Dues Raffle Tickets will be mailed out in December.

**COMMITTEE CHAIR COMMENTS:**

**Dock Committee** – Dennis Jolly – nothing to report at this time

**Architectural Committee** – Scott Powell (Greene) and Ed Pellikan (Palmyra) - nothing to report at this time.

**Physical Plant/Roads Committee** – Jack Ellex – Reminder to clean out your culverts.

**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 had 3 open seats for the Board. Only 2 letters of interest were submitted, Scott Powell and Joanne DiBlasi. They will be serving another 3-year term. Two letters of interest were submitted to fill a vacancy for a 1-year term. Both candidates were interviewed. Congratulations to Mike Bittenbender.

**Grievance Committee** – Scott Powell – nothing to report at this time

**Finance Committee** – Jack Ellex - nothing to report at this time

**Recreation Committee** – Joanne DiBlasi- gave an update on the raffles in the office. On Sunday, December 7<sup>th</sup> from 9-12 Pancakes and Pajamas. See the fliers posted in the community and The Escape Facebook page for details. House Decoration Contest – Monday, December 22<sup>nd</sup>. Please have your lights on by 6:00 pm.

**UPDATES:**

Jack gave an update on the sewer treatment plant project. Due to the Federal Government shut down there is no progress.

Jack gave an update on the Walnut well project.

**QUESTIONS FROM PROPERTY OWNERS:**

There being no questions or comments from homeowners the Board voted to adjourn.

**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.

Aye (8-0)

Motion Carried

Time: 10:12 am

Respectfully submitted,

Joanne DiBlasi,  
Board Secretary