

# Newtown Grant Master Association

## Board Meeting Minutes

**February 17<sup>th</sup>, 2021**

### Members in Attendance:

- Bill McManimon – Estates I
- Bob Shaw – Willow Creek/Eagle Trace
- Gary Meltzer – Estates IV
- Tobi Forman – Raven's View I
- Rich Selah – Fawn Hallow
- John D'Aprile- Raven's View II
- Yan Sandler – Quail Creek
- Scott Miller – Society Place
- Natalie Fries – FirstService Residential, Community Manager
- Sergio Miranda – Recording Secretary

**Guests:** Justin Kanetsky and Andrew Kanetsky- American Pool

**Call to Order:** The Board meeting was called at 7:08 via Zoom.

Justin and Andrew discussed the addendum to the contract, if the pool were to open pending CDC Covid Restrictions. Suggestions were made limit the number of lifeguards on days with less residents in attendance. Management to send American Pools logs for the prior summer. American Pools will provide updated Bucks County Health Department enforcement code for public bathing.

**Approval of Minutes:** Bob Shaw motioned to approve the minutes from January 20<sup>th</sup>, 2021. Seconded by Bill. All in favor.

### Management Report:

Lemus Construction stated working on the columns at the front of the rec center. They will need to be painted when the weather is warmer. Management to seek legal counsel pertaining to threatening letter posted inside garbage can lid. Resolution to be generated and adopted by the Board enforcing a \$200 fine on anyone witnessed not picking up pet waste.

### Financial Report:

Bill made a motion to approve the December financial report. Bob Shaw seconded. All in favor. Management to investigate current rates at local financial institutions for renewal of upcoming CD. Management to ask the accounting staff if the financials could be received a few days earlier.

### Old Business:

Adtell Phase 2 is ready to go which will include Garbage and Tennis court cameras to be installed. Natalie will follow up about additional cameras added and verify if phase 2 is included in the approved agreement. Management will also obtain software information for the key cards.

Bathroom renovation pictures have been approved and are awaiting to have it renovated. Picture of the sink was excluded. Management to get picture from designer to confirm.

Key Card Policy was discussed and will need to be modified. Children under 13 to keep picture pass and management to find out if the new key card software can take pictures and confirm cost of each key card per the agreement. Management to invite Adtell representative to the next meeting if needed.

Pickle ball equipment to be ordered to be ready for spring. RFP's should be generated for bidding out the pool contract as of 2022.

### **New Business**

Parking lot handicapped signs have been ordered. Line striping and seal coating is needed. Management to provide the Board with the 2018 Estimates from CSC Asphalt and Paving for review. A meeting will be scheduled with CSC to re/review estimates.

Boy Scout Bridge is in disrepair. The bridge will be inspected by the Scout Pack leader to comment on repairs.

Chimney at the recreation center is cracking and management will get estimates on repairs. These repairs are not an emergency.

**Next Meeting date:** March 17<sup>th</sup>, 2021

**Adjournment:** made a motion to adjourn at 9:22. Seconded. All in favor.

Respectfully submitted,

Sergio Miranda