

# **Newtown Grant Master Homer Owners Association**

## **Board of Directors Meeting Minutes**

**July 17th, 2019**

The Master Board meeting was called to order at 7:10 pm

In attendance were:

|                        |                                  |
|------------------------|----------------------------------|
| <b>Bill McManimon</b>  | <b>President</b>                 |
| <b>John D'Aprile</b>   | <b>Ravens View II</b>            |
| <b>Gary Meltzer</b>    | <b>Estates IV</b>                |
| <b>Yan Sandler</b>     | <b>Quail Creek</b>               |
| <b>Robert Shaw</b>     | <b>Willow Creek/ Eagle Trace</b> |
| <b>Larry Schorr</b>    | <b>Pheasant Walk</b>             |
| <b>Scott Miller</b>    | <b>Society Place</b>             |
| <b>Marjorie Edmond</b> | <b>Raven Views I</b>             |
| <b>Jim Holwood</b>     | <b>Heather Wood I</b>            |
| <b>Natalie Fries</b>   | <b>FirstService Residential</b>  |
| <b>Sergio Miranda</b>  | <b>FirstService Residential</b>  |

### **1. Guests: Justin and Andrew – American Pool**

4 skimmers completely broken with 3 skimmers in the same line. Tiles come off every year. Pool ropes are broken and have sharp cut. Specific check list

asked for Newtown pool. Lifeguards to come an hour early Friday & Sunday for cleaning?

**Action:**

American Pool will make a list prioritizing pool issues with pricing for next meeting. Lifeguards will follow existing pool cleaning list and fill out when completed and also come in an hour early on Sunday (9am). Mr. Shrink wrap for pool furniture and Frankford or Southern for umbrellas.

**2. Approval of Minutes:**

The Board reviewed June minutes and stated that Jim must be added to July, and Action made listed.

**Action:**

The Board accepted minutes.

**3. Management Report:**

Bill is awaiting an update on Lucas Plumbing about unclogged toilet with “out of order” sign in place. Garage Sale to be posted and promoted more.

**Action:**

Sign will stay in place until Lucas plumbing responds to fix. Sergio and George will be posting about Garage Sale and sending out separate emails to promote the event more frequently. The Board accepted subject pending to Tim.

#### **4. Old Business:**

Bathroom Renovation Update: Door closers still needed and toilet still not flushing. Handicap shower drain is clogging (men's). Shower hooks to be ordered. How much is owed to KPI?

##### **Action:**

Toilet should be replaced by manufacturer. Natalie will order 8 hooks off amazon. Bill and Natalie to talk further.

#### **5. New Business:**

- a. Miceport contract renewal-** meeting with Matt to train Sergio and George (constant contact & newsletter)
- b. Summer Block party-** Sergio will see if the event is possible to plan.
- c. Banquet Hall rentals/Insurance requirements-** Update policy to 2 million minimum for insurance when alcohol is present. Renter who asked for 1 million insurance will be notified that we will honor agreement.
- d. Trash/ Dumpster area (cameras) -** Residents dumping trash in dumpsters. Talks with Eastern to come about possibly setting up motion cameras with quote. First service to contact click it about same cameras to compare rates.
- e. Pickle ball court request-** Board unanimous no.

**Meeting adjourned 9:41 pm**

**The next Board meeting is August 21, 2019.**