

Newtown Grant Master Association

Board Meeting Minutes

April 21st, 2021

Roll Call:

Lawrence Schorr- President, Pheasant Walk
Bill McManimon – Estates I
Gary Meltzer – Estates IV
John D’Aprile - Raven’s View II
Marge Edmond –Raven’s View I
Yan Sandler – Quail Creek
Scott Miller – Society Place
Rich Selah – Fawn Hollow
Robert Pollet Heatherwood I
Bob Shaw- Willow Creek Eagle Trace
Scott Miller – Society Place
Natalie Fries – FirstService Residential, Community Manager
Sergio Miranda – First Service Residential, Recreation Manager, Recording Secretary

Call to Order

The Board meeting was called at 7:04 via Zoom.

Approval of Minutes

Lawrence made a motion to approve last month’s minutes, March 17th, 2021. Seconded by Bill. All in favor.

Management Report

The Board approved the management report. The Board requested to remove agenda from management report and send as a separate document and be sure the landscapes are all the same. Financials were tabled for approval until further review. The Board will discuss further at the next meeting. Newsletter income report pending completion.

Old Business

Discussion on sending out the key card policy was made. The Board agreed to send out the policy to the residents and to move forward with purchasing 2000 cards. Motion by Yan to approve FOB card system. Seconded by Rich. John D’ Aprile opposed, all else in favor.

Revised Island beautification project was approved by the Board. Motion made to approve by Bill. Seconded by Gary. John D’ Aprile opposed. Management to advise Pablo and get a start date for the project.

Estimates received from CSC Asphalt for repairs and milling and paving to the parking lots at the CH. The Board tabled this project until the fall and more estimates will be solicited.

Engineering Firm Interview and selection process- Board will have a small group to select candidates for the whole Board to review. Bob Shaw, Rob Pollet and Larry volunteered to interview the candidates.

Reopening Rec Center- Banquet room reopening discussion and policy drafting was discussed. Association's attorney to be contacted for recommendations on reopening due to Covid Restrictions. Motion by Rich. Seconded by Bill. All in favor.

Playground repairs- Estimate from playground equipment pending. Management will expedite the process.

Boys Scouts bridge- The tree was removed but the bridge is still in disrepair and may need some damage repairs. The boy scouts pack leader has been made aware and management is waiting for a response.

New Business

Penn Community Bank CD Maturity Notice- contact Penn Community bank for current rates. Natalie to send current rate for roll over with Penn Community.

Approval of the 2020 Audit- Bill will look over document for final review and will sign the tax return.

Pickleball- The Board has been given a draft Policy and Scott Miller will touch base with Sergio and George about setup for the use of the residents.

Movie Drive-in- Board approves to go forward with event planning. More information about this event to be sent to the Board as the details are confirmed.

Primary Election May 18th- The CH will be used as a polling location. Management will proceed with the same policies as prior years.

Next Meeting date: May 19th, 2021

Adjournment: Bill made a motion to adjourn at 9:05pm. Yan Seconded. All in favor.

Respectfully submitted,

Sergio Miranda