

Newtown Grant Master Association

Meeting Minutes

October 21, 2020

Attendance

Bill McManimon – President, Estates I
Bob Shaw – Willow Creek/Eagle Trace
Gary Meltzer – Estates IV
Tobi Forman – Raven's View I
Rich Selah – Fawn Hallow
Lawrence Schorr – Pheasant Walk
James Holwood – Heather Wood I
Yan Sandler – Quail Creek
John D' April – Raven's View II
Scott Miller – Society Place
Guest - Jack Boselli – FirstService Residential
Steve Levay – FirstService Residential, Manager
Natalie Fries – FirstService Residential, Community Manager
Sergio Miranda – Recording Secretary

Call to Order

The meeting was called to order at 7:06pm via Zoom.

Approval of the Meeting Minutes

Motion to approve the meeting minutes from September 16, 2020 made by Bill McManimon. Seconded by James Holwood. All in favor.

Manager's Report

The Management Report was reviewed.

Water in Basement- Condensate pipe broken and replaced. Lines were cleared. No service fee for the call.

Community Survey- Survey to the community - membership poll on common elements, like Pickle ball, which would be set up on one side of the existing tennis court. Discussion held on a volunteer Pool Committee to assist the Board and Management.

Lantern Fly Exterminating- Natalie will get more information from other companies and should it be done with winter or the spring. Waiting on information from a certified arborist. More information to follow about lantern fly exterminator to make final decision. Nothing to be done at this time.

Rec Center- Renovations to be discussed with engineering firms for the powder rooms inside the Rec center. Assistance with updating the Rec Center with painting, new furniture and other small updates was discussed. Management will work with Karen Stark to provide a final report and provide to the Board by the next meeting in November.

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Front Rec Center Columns - More estimates are pending for the front columns at the Rec Center.

Acid Washing, Tile and Coping Replacement, Plaster Repair and the Skimmers – Management will ask Premier Pool if they are willing to match the quote from American Pool for the two broken skimmers. The Board is in favor of giving all the repairs to Premier Pools for the spring.

Common Area Trash Cans – to be repaired by Pablo – Lopez Landscaping.

Financial Report

Management to update Covid Expense report. Final review of the 2021 budget will take place after the meeting with Miceport. The master fee will remain the same as 2020. No increase.

Discussion held on the pool credits and the amended American Pool Contract for 2021. The Board requesting reduction in the contract pending COVID. The Board does not want to receive credits at the end of the year. Management will set up a meeting with American Pools. Jack Boselli will also talk with them.

Old Business

Security Cameras, Monitoring and IT, Adtell- Management will ask Adtell to clarify page 4 under security cameras and access control and if these costs correspond with the fees for support on page 9. Page 5, under Phone Service to be removed and clarify the 250 minutes. Clarify if Adtell would charge additional fees if they cannot fix any issues remotely and need to come out to the property. Page 7 – include larger TV for the conference room and add security camera monitor in the Rec Managers Office.

New Business

Mice Port- The payments of any online registration should be setup directly to the HOA PayPal instead of waiting to receive payment. A meeting will be scheduled as soon as possible to discuss the contract.

Bair's Fertilization Renewal – The Board approved the renewal without the summer application. Management will notify Bair's accordingly.

Next Meeting Date - November 18th, 2020

Adjournment - Motion to adjourn the meeting at 9:23. Seconded by Bob Shaw.

Respectfully Submitted,
Sergio Miranda