

# **Newtown Grant Master Association**

## **Board Meeting Minutes**

**January 20<sup>th</sup>, 2021**

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  
Yan Sandler – Quail Creek  
Scott Miller – Society Place  
Natalie Fries – FirstService Residential, Community Manager  
Sergio Miranda – Recording Secretary

### **Call to Order**

The Board meeting was called at 7:16 via Zoom.

### **Approval of Minutes**

Lawrence Schorr made a motion to approve last month’s minutes, December 16<sup>th</sup>, 2020. Seconded by Scott. All in favor.

### **Management Report**

Natalie will contact Lemus for repairs to the roof of the Newtown clubhouse. Board made aware of the roof top repair.

### **Financial Report**

The Board approved the November financials' report. December Year End financials will be reviewed and emailed to the board.

### **Old Business**

Adtell installed new cameras inside and outside the clubhouse and the electronic access points are installed and activated. Management will review agreement with Adtell to confirm the number of FOBS provided for the Board and Management. Management will also confirm the number of users for the security system. Garbage and Tennis court camera installation are pending. Natalie will draft FOB policy for review.

Graffiti to be cleaned by township and need to be contacted again. Management will follow up with the township.

The powder room renovation expense was approved during December's meeting, with pedestal sinks. Management will ask designer if pedestal sinks are ADA Compliant and request estimated start date. Interested parties to finalize the details per the photo's sent by the designer.

### **New Business**

Parking lot signs and paint are faded and seal coating/line striping has been suggested by management. Natalie will reorder handicapped signs and verify with the township on required number of parking spaces.

The Board discussed the pending Pool Contract Addendum from American Pools. Natalie will contact Jack Boselli from FirstService and respond to the Board no later than Wednesday, January 27<sup>th</sup>.

### **Elections for Board**

- Lawrence Schorr was nominated by Bill McManimon to be Newtown Grant Board President. Seconded by Bob Shaw. All in favor.
- Bob Shaw was nominated as Vice President by Bill McManimon. Seconded by Yan Sandler. All in favor.
- Bill McManimon was nominated for Treasurer by Bob Shaw. Seconded by Lawrence. All in favor.
- Tobi Forman was nominated for Secretary by Bill McManimon. Seconded by Lawrence. All in favor.

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

**Adjournment:** Lawrence made a motion to adjourned at 8:33. Tobi Seconded. All in favor.

Respectfully submitted,

Sergio Miranda

Recording Secretary