

Newtown Grant Master Homer Owners Association
Board of Directors Meeting Minutes
May 20, 2020

Members in attendance:

Bill McManimon; President
Bob Shaw – Willow Creek/Eagle Trace
Gary Meltzer – Estates IV
Tobi Forman – Raven's View I
Jim Holwood – Heather Wood I
Scott Miller – Society Place
Chuck Wimmersberg - Eagle Point
Rich Selah – Fawn Hallow
Rich Lazar – Whispering Woods
Yan Sandler – Quail Creek
Larry Schorr – Pheasant Walk
Natalie Fries; Community Manager, FirstService Residential
George Slifer; Rec Manager

The meeting was called to order at 7:04pm. The meeting was held via Zoom.

Approval of the Meeting Minutes – Motion to approve the minutes from April 15, 2020 made by J. Holwood. Seconded by B. Shaw. Motion passes. All in favor.

Management Report - Natalie discussed the March management report provided to all Board Members via email with attachments.

Financial Report - Review of the financials as of 4/30/2020. Discussion was held on possibly reducing the marketing contract with Miceport due to the lack of advertising income. Management will discuss with Miceport. Discussion held on the pool contract and amounts to be refunded back to the community for limited lifeguard services pursuant to not opening on Memorial Day Weekend. The layout of the furniture was also discussed along with restrictions on the amount of people permitted in the pool area at a time. B. McManimon requested a copy of the AR report.

Motion to approve the financials as of 4/30/2020 made by B. McManimon. Seconded by Y. Sandler. All in favor. Motion passes.

Old Business:

Management reviewed weekly email reports for 5/8 and 5/15. See weekly email reports on file.

New Business:

CH & Pool Opening:

Guidelines for reopening amenities were forwarded to the Board for review along with other pertinent info from the CDC and the Health Department. Signs will be produced and ordered to be placed outside and at the Pool/Clubhouse. Discussion on the number of lifeguards and a reduction in costs for pool management were held. Specific time frames for people at the pool were suggested and management recommends no guests at the pool until Bucks County is in the Green Phase. Management to draft

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email communication for the community about the pool opening in the yellow phase with restrictions and that the pool will not be open on Memorial Day Weekend. The ceiling fans are installed. The pool furniture to be placed out per social distancing restrictions.

Polling:

Election polling to be held at the CH on June 2nd. Machines are to be delivered the week of May 25th.

Street Cleaning:

B. Shaw commented on the streets being dirty and full of weeds. Management to ask Lopez Landscaping to clean streets. Management will also contact Public Works.

CH Landscaping:

Shrubs were removed and flowers were installed. The tree at the pool has been trimmed and the pine tree inside the pool area has been removed. The flag has been replaced and the lighting has been completed. The bollard light bulbs have been replaced.

Insurance Renewal:

Management forwarded renewal documents to the Board for review. The Board approved option 2 (See insurance comparison on file for 2020-2021) and Greenwich Umbrella Insurance.

Motion to approve the insurance renewal based upon option 2 with Greenwich Umbrella made by Y. Sandler. Seconded by J. Holwood. All in favor. Motion passes.

Other Business:

T. Forman commented on speeding along N/S drive and adding more stop signs. The matter was brought to the township in the past which was not approved.

Adjournment – *Motion to adjourn the meeting at 8:36 pm by T. Forman. Seconded by Y. Sandler.*

Respectfully submitted,
Natalie Fries, AMS, CMCA, PCAM
Community Manager