

Newtown Grant Master Homer Owners Association
Board of Directors Meeting Minutes
November 20, 2019

Members in attendance:

Bill McManimon; President
Rich Selah; Fawn Hollow
John D'Aprile; Ravens View II
Tobi Forman; Raven Views I
Larry Schorr – Pheasant Walk
Bob Shaw – Willow Creek/Eagle Trace
Gary Meltzer – Estates IV
Scott Miller - Society Place Condominium
Natalie Fries; Community Manager, FirstService Residential
George Slifer; Rec Manager

The meeting was called to order at 7:08pm by Bill McManimon.

Guests attending:

Newtown Ambulance Membership – Evan Resnikoff introduced by Robin Moses from Fawn Hollow – discussed the Annual Fund Drive. He mentioned a new website to be used to register as a member and memberships are down. He expressed importance to increase memberships and encourage community support. He would attend events and host health and safety community events. He will also provide info for the next newsletter which can be sent as a community wide email blast. The Board is in favor of increasing community awareness.

Marci Rudnick – 2007 Society Place – Marci Rudnick stated that the garage sale was not very well attended and advertising was minimal. She also stated there was no security. The Board said we had undercover police officers attending the event. She also wanted to know where the funds were going for the event and her son offered to run it. The Board stated that the prior person running the event stepped down and they will take her comments in consideration for the next garage sale. The money for the event is used to donate to the Boy Scouts, pay the police officers and for ordering tables for the event. The Board suggested she address condo related concerns with the Condo Board.

Approval of the Meeting Minutes – Motion to approve the minutes from October 16, 2019 subject to correct spelling of Lech to "Leck" made by John D'Aprile. Seconded by Rich Selah. Motion passes. All in favor.

Management Report:

Natalie Fries suggested we move on to the agenda as everything in the report is on the agenda. The Board requested hard copies of the Balance Sheet, Income Statement and 13 Month Trend going forward. All other financials will be available on the Connect website. The Board asked for an update on the website/advertising since renewal of the contract with Miceport.

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Old Business:

2020 Pool Season –

Email submitted by Justin with American Pools on 11/20/2019. This post season work was completed on 4 skimmers prior to winterization.

12 total skimmers were already regROUTED to stop leaks. Abandoned equalizer lines were never capped and purged the last time they were replaced. 2020 Season Repairs:

- 7 equalizer lines purged from surface and plastered over.
- 3 Interior expansion joints cut and replaced roughly 160 feet (one was done preseason 2019).

The above work is all related to leaks/deficiencies in the structure of the pool. There is tile needing replacement in the deep end of the pool. American Pools is suggesting media replacement on remaining 5 filter tanks. (Two tanks were done in 2018).

2 estimates provided for new pool furniture. The Board is requesting to meet with the pool furniture vendors, Frankford Umbrellas and Southern Co to review pool furniture quality and discuss recommendations for other furniture needed. Management drafted a pool maintenance checklist power point for review and comment from the Board. The checklist includes opening, closing and weekly maintenance items during the pool season.

Management recommends updating pool signage. Gary Meltzer to attend walk through with management after the holidays to provide recommendations/suggestions for the pool area. Gary recommended purchasing a “desk” at the entrance of the pool area for signing in at the pool.

Estimates pending from Trail Electric for installing 2 ceiling fans at the pool area and lighting up the American Flag.

Security Camera Proposal – Proposal received from Click It for \$8125.00 in October. Management suggested that we move forward with installing one camera looking at the trash dumpster out front and purchase the Linksys. Management to get price for the one camera to be installed. The Linksys will cost \$165.00. Management will inform the Board via email after response received from Click-It.

Dead Tree Removals – Lopez Landscaping is approved for removal of 4 dead trees as discussed in October. The Board will determine if replacements are needed in the spring. The Board also approved to remove dead shrubs at 413 entrance.

Proposed Letter for Solar Panels – The Board approved to send the letter to Senator Dinniman on behalf of the Association. Letter on file.

New Business:

Outstanding KPI Invoice – The Board approved to pay the outstanding invoice for extra work.

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Playground Inspection and Repairs – waiting on estimates for repairs at the playground from Playtime. The trees will be trimmed by Lopez Landscaping as noted in the report.

The next meeting is scheduled for December 18, 2019 at 7pm.

The meeting was adjourned at 9:29pm by Bill McManimon.