

Newtown Grant Master Homer Owners Association
Board of Directors Meeting Minutes
September 18, 2019

Members in attendance:

Bill McManimon; President
Rich Selah; Fawn Hollow
John D'Aprile; Ravens View II
Gary Meltzer; Estates IV
Tobi Forman; Raven Views I
Jim Holwood; Heather Wood I
Yan Sandler; Quail Creek
Natalie Fries; Community Manager, FirstService Residential
Sergio Miranda; Rec Manager
George Slifer; Rec Manager

Guests attending:

Sherri Affrunti – Recycling Program

Justin Kanetsky – American Pools

Rebecca Koo – 32 Cypress Place

The meeting was called to order at 7:07pm by Bill McManimon.

Sherri Affrunti discussed a recycling program brought up to Marianne Fein in March 2019. (See email attached). The Board is in favor of recycling awareness but purchasing boxes for the program was not approved. It was recommended that that Sherri Affrunti publish an article in the newsletter about recycling awareness.

Justin Kanetsky discussed feedback about the 2019 pool season. Discussion was held on the open proposals for skimmer basket replacements and the filters this coming spring. The skimmer basket repairs are to begin in a week. Justin suggested hiring lifeguards that do not live in the community. Justin is working a 5 year strategic plan on operating the pool for next year for opening and closing. Justin mentioned a 40% increase in pool services/repair items.

The pool furniture is to be wrapped with tarps and secured under the pavilion. Any damaged furniture will be put aside. Frankford Umbrella provided estimates for replacing the lounges and chairs, and re-strapping. The Board recommended Frankford Umbrella's attend a meeting to go over the furniture they can offer including standing umbrellas. Sergio and George recommended that we eliminate some lounge chairs due to overcrowding at the pool. Winterization of the pool will be after the repairs sometime early November. Recommendation for Pablo Lopez to move the furniture under the pavilion to be wrapped after damage inspection is completed.

Rebecca Koo discussed concerns / complaints about children causing problems at the Clubhouse and the playground. Management also mentioned on going issues with these group of kids. They broke into the vending machine out by the pool. The Board said to contact the police if any further incidences and to notify management.

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Approval of the Meeting Minutes – Minutes from July 17, 2019 were tabled again for further review. *Motion to approve the minutes from August 21, 2019 made by Frank D'Aprile. Seconded by Tobi Forman.* Motion passes. All in favor. The recording secretary will start in October.

Management Report:

Natalie Fries reviewed the management report provided to the Board via email. Natalie discussed newsletter ads, summer picnic sponsorships and the Annual Garage Sale. 93 registered for the garage sale. Pool guest fees total \$2768 for 2019. 168 registrations for the summer picnic but only 66 attended. Discussed other events that we would charge for to increase participation. 2019 Draft budget submitted to the Board for review. Discussed various work orders/proposals for common areas. Playground inspection is scheduled for next week. Gary Meltzer suggested a blurb about the summer picnic mentioning the sponsors. The Board also received copies of the updated Exhibit A –in conjunction with the management contract along with the letter from the President of FirstService Residential.

Old Business:

First Service Connect Training – Board Member training is offered by First Service once a month. Natalie will notify the Board of the next date when known.

Security Camera Proposal – Proposal received from Click It for \$8125.00 – see proposal on file. The Board requested alternate bids from other companies and the alarm company, Eastern PA.

Trash Removal Contract – Proposal submitted by Lech Waste Services for \$110.00 per week and \$165.00 in the summer. The Board requested getting another proposal from White Tail.

Basement Door, Window Replacement – Patrick Falcey submitted a proposal for \$2100.00 to replace the bulkhead door and board up window in the basement. The Board recommended more bids.

Banquet Room Closet Doors – Patrick Falcey submitted proposal for replacing the closet doors for \$1850.00 plus materials. The Board recommended more bids.

New Business:

2020 Budget Review – The payment per unit will remain the same in 2019 - \$23.00 per unit. *Motion to approve the 2020 Draft Budget made by Frank D'Aprile. Seconded by Yan Sandler. Motion passes. All in favor.*

Yan Sandler discussed several areas along North and South Drive that have excessive weeds and grass growth that needs to be addressed. Owners should be notified if they are not maintaining their lawns and the Board suggested Bair's to provide an estimate to treat the weeds in the streets/road cracks.

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Rich Salah mentioned removal of ash trees. Discussion was held on replacing a tree after it is removed. Management will review cluster rules and regs and NG Master rules and regs to confirm. Yan asked to be informed once confirmed. Discussion also took place regarding the landscaped area at the 413 entrance that needs maintenance/weeding. Several dead shrubs/trees need to be removed. Gary suggested mulching it for the winter and addressing it again in the spring.

The next meeting is scheduled for October 17, 2019 at 7pm.

The meeting was adjourned at 9:43PM by Bill McManimon.

The Board then proceeded to go into Executive Session.

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

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