

**May 4, 2022 Meeting
Of The Board Of Directors
Newberry Station Homeowners Association, Inc.**

I. CALL TO ORDER 7:13 PM

Board Attendees: Brandon Farlander
Mario Alberto Rivera
Michael Miller

Pool/Buildings Committee Co-Chair: Sean Carey

Management: Lisa Horton

II. MINUTES

Mr. Miller moved to accept the minutes of the April 6, 2022 Board meeting. Mr. Farlander seconded the motion. Passed unanimously.

III. CONTRACTS

A. SIGNS

Ms. Horton had obtained an offer of \$121 per sign from Signs By Tomorrow to warn intruders of the existence of a Neighborhood Crime Watch Program. The Board had tasked Ms. Horton to change the order to acquire replacements for stop and other street signs that have faded to the point of not being recognizable. Mr. Farlander had volunteered to inventory all signs that need replacing and report the findings to Sentry. Mr. Farlander has completed the inventory; still needs to forward the inventory to Ms. Horton for the change order.

B. POOL/CLUBHOUSE CONTRACTS

The Board at its September meeting had accepted an offer of \$980 from All Plumbing to remove the electric hot water heater and reconfigure the water supply under the pantry sink. At the October meeting, the Board deferred implementation of the contract until the Spring. At the March meeting, the Board had directed Ms. Horton to proceed with the contract. However, Mr. Carey had recommended that the contract be further delayed until we consult with KR Jenkins regarding if and where a valve may be necessary for shutting off water from the main heater into the locker rooms during the winter. After that conversation, Mr. Carey asked that the work be postponed until September and recommended that All Plumbing be tasked to work with him on (1) revising the specifications for the work and (2) write a change order to incorporate revised specifications and make any necessary adjustment to the price. The Board directed Ms. Horton to contact the plumber for that purpose.

The Board tasked Mr. Farlander to order by credit card six umbrellas and six chairs for the wading pool; and also to replace locker room valve in the men's locker room; and replace the exit emergency light.

C. BENCHES

At the December 2021 meeting, the Board had approved purchase of two additional "ULTRASITE Recycled Plastic Outdoor Bench, Gray, 72 in Length" benches at a price of not to exceed \$2,400. However, Ms. Horton reported that those benches have been discontinued. She is still researching replacements. As recommended by Mr. Carey, the Board also tasked Ms. Horton to obtain a quote for installing two picnic tables adjacent to the clubhouse.

D. REPAIRS TO SIDEWALKS AND ASPHALT TRAILS

Despite repeated requests, Ms. Horton has still not received a copy of the RFP from Mr. Budnik for review by the Board. Mr. Farlander will contact Mr. Budnik directly.

E. ARBORIST

The Board tasked Ms. Horton to solicit an offer from Proper Tree Care LLC given that this firm did the 2017 study and had performed satisfactorily.

F. FREE BOOK CABINETS

Mr. Farlander moved to purchase the free book cabinet selected at the last meeting and pay Sentry \$250 to install it near the pool access road entrance off Ainsely Court; at a total cost including shipping of \$632. Mr. Rivera seconded the motion. Passed unanimously .

G. PET WASTES

Mr. Miller still needs to contact Professional Grounds to follow up on an offer to provide information on the prices of pet waste stations and the cost of monthly maintenance.

H. PROFESSIONAL GROUNDS INFLATION ADJUSTMENT

The Board has received a letter from Professional Grounds, Inc., stating in part –

"this year we have been confronted with an increasing challenge that we have not been able to overcome. Despite all our efforts to control costs and operate at the highest levels of efficiency, we like many other industries, have experienced an unprecedented surge in costs from the materials and labor we use to the price increases from our vendors and suppliers. It has been a relentless increase and we can no longer continue to absorb these costs without passing some of these expenses to our customers. . . . In an effort to mitigate a small portion of our cost increases, we find it necessary to invoice your property with an increase of 3.85% of your full 2022 maintenance contract. We will divide, and invoice that amount among the remaining invoices left in your current (2022) contract period. Please keep in mind that this is only an

increase for this current contract year as our hope is that prices normalize by the end of this calendar year, and this won't be a permanent increase.”

Accordingly, Mr. Miller moved to amend the landscaping contract to increase the price by \$1,152; and lower the amount budgeted for line item 6240 “Tree Trimming” by same amount. Mr. Rivera seconded the motion. Passed unanimously.

IV. ANNUAL CLEANUP

The Board tasked Ms. Horton to email blast requests for volunteers to do the work at the first day of pool opening and also to solicit recruits to work with the pool management company as life-guards; Mr. Farlander volunteered to assist Ms. Horton with the emails.

V. ANNUAL INSPECTION

Ms. Horton will start annual inspections May 16

VII. CLOSE

Mr. Miller moved to close the meeting; Mr. Farlander seconded. Passed unanimously.

