

November 2, 2022 Meeting Of The Board Of Directors Newberry Station Homeowners Association, Inc.

I. CALL TO ORDER 7:10 PM

Board Attendees: Brandon Farlander
Mario Alberto Rivera
Mark Sajbel
Michael Bauer
Michael Miller

Management: Lisa Horton

Pool/Buildings Committee Co-Chair: Sean Carey

II. MINUTES

Mr. Miller moved to accept the minutes of the October 5, 2022 Board meeting. Mr. Bauer seconded the motion. Passed unanimously.

III. ELECTRIC VEHICLES

At the October meeting, Mr. Rivera had alerted the Board that the owners of several homes in the community are stringing electrical wires across Association common property, including sidewalks, devil strips, and parking bays, to charge electrical vehicles overnight. The Board tasked Ms. Horton to consult the Association's lawyer regarding this matter.

The Association's attorney, Pia Trigiani, via an email dated October 20, stated that "Yes -- cords across common area carry a risk and are therefore a liability. We are advising against allowing vehicles to be charged in that manner. Glad to talk through alternatives. Attached is our guidance on electric vehicle charging stations."

The Attachments from the attorney apply only to charging stations installed on lots on Shannons Landing Way, where such stations can be installed and cars charged entirely within the boundaries of each lot. The Board therefore referred the Attachments to the AECC for potential coverage in the AER.

With Attorney's email in hand, the Board debated whether or not to allow electric cords to be extended across Association property for charging cars overnight. Based on the attorney's advice, Mr. Miller moved to amend the Association's parking policy to add the following language: "Electric vehicles may not be charged by electrical cords that cross the surface of Association

sidewalks.” Mr. Bauer seconded the motion. Passed four to one, with Mr. Sajbel casting the no vote.

However, as Mr. Bauer emphasized, many additional residents are likely to acquire electric vehicles. The Board therefore plans to establish a committee of interested parties to further explore what the Association can do to support the transition from gasoline powered vehicles to electric vehicles.

IV. CONTRACTS

A. POOL MANAGEMENT

Ms. Horton forwarded an offer of \$54,800 from Continental Pools, LLC, to manage the Association pool in 2023. Given that Continental performed well in the past (and that we lost Continental when the Government forbade their use of Eastern European life guards, temporarily putting Continental out-of-business) and our dissatisfaction with Paradise Pools, Mr. Miller moved to accept the offer (with a caveat that the hours for pool opening and closing be adjusted as recommended by Mr. Carey). Mr. Bauer seconded the motion. Passed unanimously.

B. BOLLARDS

Mr. Bauer moved to accept the September 19, 2022 \$7,710 offer from Ridge Limited, Inc., to remove gates at access road for the Shannons Landing dry pond and install (3) removable padlock stainless steel 6” Schedule 40 with (3) 6” Embedment sleeve 304SS Depth 12”. Mr. Miller seconded the motion. Passed unanimously.

C. ARBORIST

The Board tasked Ms. Horton to solicit an offer from Professional Grounds, Inc., for immediate removal of the six trees that the arborist marked as the highest priority for removal, given their potential danger to the Association, with an emergency email vote to accept the offer as soon as received. Ms. Horton will provide the Board by the December meeting with an RFP to do the remaining work.

D. STREET LIGHT IN THE WOODS

Mr. Carey reported that he had reactivated the light in the woods south of Trestle Ct. and that several homeowners had thanked him for doing so, given that the light made their walks at night on the clubhouse access road feel more secure. Mr. Farlander moved to keep the light on permanently. Mr. Bauer seconded the motion. Passed unanimously.

V. BUDGET FOR 2023

As requested by the Board at its October meeting, Ms. Horton redrafted the budget, with a new monthly assessment of \$140, a 3.7% increase. Mr. Miller moved to accept the budget; Mr. Farlander seconded. Passed unanimously.

VI. ANNUAL INSPECTION

At the October meeting, the Board had tasked Ms. Horton to immediately send violation notices from inspections completed to date. Ms. Horton reported that round about twenty have been spent.

VII. CLOSE

Mr. Bauer moved to close the meeting. Mr. Miller seconded the motion. Passed unanimously.