

**April 28, 2021 Special Meeting
Of The Board Of Directors
Newberry Station Homeowners Association, Inc.**

I. CALL TO ORDER 7:13 PM

Board Attendees: Susy M. Mikhail
Steven Dorrity
Michael Miller
Alana McCullough

II. POOL OPENING

Mr. Miller moved to schedule the pool opening for May 29, 2021. Ms. Mikhail seconded.
Passed unanimously.

The Board also concurred with Ms. Mikhail recommendation that two four hour sign up sessions be scheduled; one on Saturday May 22; the second on May 29.

The Pool/Building Committee presented a draft of pool rules; after discussion, the Board tasked the Committee to post a second draft to the Board for further review.

III. RESOLUTIONS

A. Appointment of a Parliamentarian

Mr. Miller presented the following Resolution:

Resolved: That the Board of Directors, Newberry Station Homeowners Association, Inc., shall appoint one of its members as a Parliamentarian.

Mr. Miller moved to pass this resolution. Ms. Mikhail seconded. Passed unanimously.

Subsequently, Ms. Mikhail moved to appoint Mr. Miller to that position. Mr. Dorrity seconded.
Passed unanimously

B. Rules For A Public Forum

Mr. Miller presented a Resolution "Rules For A Public Forum". Mr. Miller moved to pass this resolution; Ms. Mikhail seconded. Passed unanimously.

IV. ANNUAL MEETING

The Board scheduled the annual meeting for June 9, 2021.

V. INSPECTIONS

The Board tasked Sentry to complete the inspections in the several weeks of May 2021.

VI. LANDSCAPING ISSUES

Ms. McCullough noted the need to attend to weeds in the lane between Trestle Ct. and Shannons Landing Way. Also, the Board tasked Mr. Bell to schedule another review of trees in the community by an arborist.

VII. CLOSE

Ms. Mikhail moved to close the meeting; Ms. McCullough seconded. Passed unanimously.

ACTION ITEMS

BOARD MEMBERS

ALL: Review the draft 2020 Reserve Study.

Mr. Miller : Draft inspection forms, separating violations to be handled by door hangers from those to be the focus of annual inspections.

Ms. Mikhail: Work with Mr. Bell to finalize the specifications for curb striping.

SENTRY:

Obtain offers to replace all benches near the swing sets and elsewhere throughout Association property.

Obtain a name and phone number for contacting the police with respect to HOA issues; this will be posted on the Association web site.

Assure that K R Jenkins has removed the construction debris by the end of February; contact Mr. Jenkins about the schedule for sewing the flap on the pool cover for the steps.

Obtain Mr. Budnik's report on drainage for the row of lots that end in 8229 Shannons Landing Way; arrange a meeting interested Board members and Mr. Budnik with that lot owner; prepare and send a letter to all the lot owners in that row conveying Mr. Budnik's findings and recommendations.

Obtain a drainage study from Mr. Budnik for Association property everywhere; solicit an offer from Mr. Budnik to update specifications for work to repair sidewalks and asphalt trails.

Contract with All Plumbing to replace the toilet in the remaining clubhouse restroom with the one that had been taken out of the removed restroom; expedite the contract to replace the electrical panels.

Task pool management companies that have submitted offers to remove opening and closing tasks reserved for KR Jenkins and reprice their offers accordingly; solicit an offer from Continental Pools.

Regarding the contract to restripe parking bays, solicit updates to proposals already in hand given changes in the scope of work; and also solicit a proposal from a third offeror.

Arrange with Mr. Farlander to remove yellow paint from curb at the parallel parking bay at the head of the staircase from Shannons Landing Way to Hamilton Court and paint the curb yellow at the parking bay to its immediate north; and also paint gray several curbs for parking spaces that have yellow flakes but are acceptable as parallel parking spaces and paint a yellow curb for a space that is not acceptable.

Post signs warning kids to stay out of the drains.