

**September 15, 2021 Meeting
Of The Board Of Directors
Newberry Station Homeowners Association, Inc.**

I. CALL TO ORDER 7:12 PM

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

Pool/Buildings Committee Co-Chair: Sean Carey

Management: Lisa Horton

II. MINUTES

Ms. Miller moved to accept the minutes of the August 4, 2021 Board meeting. Mr. Sajbel seconded the motion. Passed unanimously.

III. POOL/CLUBHOUSE

The Board instructed Ms. Horton to deduct monies from the contract with Paradise Pools for absent lifeguards.

The Board instructed Ms. Horton to issue a start work order to KR Jenkins for pool closure and to sew the flap on the pool cover for the stairs.

The Board asked Ms. Horton to solicit offers to:

- Remove the attic insulation and replace it with spray foam to better insulate the building and deter rodents that have infested the attic.
- Replace the rotting drywall and insulation in the pump room.
- Replace the ceiling fans in the locker rooms.

Mr. Carey reported that KR Jenkins is still working on replacing/repairing the three filter tanks. He asked that Sentry have the electrician return to correct mismarkings on the circuit breakers in the new electric panels.

Ms. Horton reported that All Plumbing has submitted an offer of \$980 to remove the electric hot water heater and reconfigure the water supply under the pantry sink. All Plumbing will furnish and install a new #226; #128; #157; copper hot water line the from new existing hot water heater located in the half bath with full port drain and shut off valve. Mr. Sajbel moved to accept the offer; Mr. Miller seconded. Passed unanimously.

IV. SNOW CONTRACT

Professional Grounds, Inc. submitted a renewal of the snow removal contract. Mr. Miller noted the only difference between the prior contract and the new contract was an increase in the dollar amount per truck hour from \$132 to \$135; and an increase of \$5 per bag for rock salt. Mr. Miller moved to accept the offer; Mr. Sajbel seconded. Passed unanimously.

V. MANAGEMENT REPORT

A. Curbs & Striping

Due to rain delays, striping will resume September 20, 2021.

B. Misclassifications of Expenses

Ms. Horton reported that Sentry has corrected all mistakes in assigning expenses to operating accounts that should have been assigned to the Reserve Account.

C. Repairs to Sidewalks, and Asphalt Trails

Mr. Budnik has marked sections of the sidewalks and asphalt trails that need repair; the next step is to obtain an RFP for the work.

D. Annual Inspections.

Re-inspections are finished; 21 second violation notices were sent.

E. Benches

The benches will be ordered next week.

F. Mail Box Near 8219 Stationhouse Court

Repairs are still pending.

VI. LANDSCAPING

Professional Grounds, Inc., had submitted proposal 47975 to grind a stump for \$210. Mr. Sajbel moved to accept the offer; Mr. Miller seconded. Passed unanimously.

VII. CLOSE

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