

**June 1, 2022 Meeting
Of The Board Of Directors
Newberry Station Homeowners Association, Inc.**

I. CALL TO ORDER 7:13 PM

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

Management: Lisa Horton

II. MINUTES

Mr. Miller moved to accept the minutes of the May 4, 2022 Board meeting. Mr. Farlander seconded the motion. Passed unanimously.

III. CONTRACTS

A. SIGNS

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

Mr. Farlander arranged for the flooded carpet to be replaced at a cost of \$2,488.12. Mr. Farlander also used the Association credit card to order \$711.86 for clubhouse and pool supplies. Mr. Miller moved to ratify these expenditures, with the proviso that the carpet be treated as a Reserve expense. Mr. Rivera seconded the motion. Passed unanimously.

The Board tasked Mr. Farlander to order by umbrellas and chairs for the wading pool. After obtaining quotations on these and other items, Mr. Farlander in consultation with Mr. Carey, asked the Board to authorize him to order the following: twelve table tops, two additional tables and bases for same, nine umbrellas, two cast iron umbrella bases, and eight chairs. Mr. Farlander moved to authorize these purchases for a not-to-exceed amount of \$8,000 (as Reserve expenses). Mr. Rivera seconded the motion. Passed unanimously.

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C. BENCHES AND PICNIC TABLES

Ms. Horton will work with Mr. Farlander to investigate options.

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 reported that Mr. Budnik has completed the RFP, and Mr. Farlander will continue to contact Mr. Budnik for copies of the draft RFP.

E. ARBORIST

Ms. Horton has solicited an offer from Proper Tree Care LLC but an offer is not yet in hand.

F. FREE BOOK CABINET

Ms. Horton reported that the cabinet will be installed shortly.

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.

IV. CDs

Mr. Sajbel moved to purchase a \$60,000 15 month Certificate of Deposit at 1.9% from a savings account that has earned little or no interest. Mr. Farlander seconded the motion. Passed unanimously.

V. ANNUAL INSPECTION

Ms. Horton was unable to conduct annual inspections in May and will instead start the inspections next week.

VI. ILLEGALLY PARKED CARS

Ms. Farlander reported that five such cars were moved off Association property without having to tow them.

VII. POOL MEMBERSHIPS

Ms. Farlander reported that he has sold 13 memberships to families outside the Association; 80 plus Association members picked up their pool passes during the first weekend of pool opening.

VIII. CLOSE

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