

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
March 6th, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:02 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Secretary Camille DiFolco-Visbeck, Treasurer Phil Space, and Director Daniel Bojanini,

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 10 residents

PRESIDENT'S COMMENTS: The Secretary position has been filled. Pool registration is live; get your registration and guest credits.

COMMUNITY FORUM:

A resident wanted the Board to be aware of a construction job on Kitchener, specifically water main work.

A resident commented that Maintenance Committee needs to follow up on repairing community areas affected by water main issue.

A resident had questions about using an EV cable outside their home. Proposed using rubber mat to cover cable while in use, mitigating trip hazard. Board President to call resident directly to explain reasoning why EV cables are not allowed.

A resident expressed support to allow previous resident listed to use EV cable.

A resident on Marconi said that there is a recycling bin that has been sitting out in the common area for months.

Multiple residents commented on ongoing issues with noncompliance in trash policies.

HEARINGS: None

APPROVAL OF MINUTES:

February minutes approved by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer: Committee reviewed January financial statements. All good.

Environmental: Spring Cleanup Event target date 4/13. Meet up 10am @ ball field. Youth volunteers receive \$100 cash prize split between volunteers (up to 5; more than 5, lottery system). All volunteers receive 2 guest passes, total 5 per household.

Maintenance: Will visit Kitchener and follow up.

Planning & Development: None.

Welcoming: 1 new resident in February. Next meeting set for March 14th. Welcoming Committee & Rec Committee to plan possible joint event for residents.

Architectural Advisory: None.

Neighborhood Watch: Chair needed

Management Contract Committee: Presentations from new management companies held in February. Next meeting March 21 at pool house.

Recreation: None

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

No comments from President Kylis.

Votes Held Between Meetings

2/15/24. Pool Rules revised per discussions at February Board meeting and presented to Board for an email vote. 4 of 5 voted. Motion does not pass.

2/19/24. Pool Rules revised and presented to Board for an email vote. 5 yes.

Resale Inspections

8477 Kitchener

Homeowner Communications

- Inquiry on if the association cleans up pet waste.
- Homeowner feels they are being targeted for violations. Homeowner has requests related to violations.
- Resident who received violation letter for EV charging cords in front yard proposes a community charging area.

Other Management Actions

- Discussion of ongoing trash issues in townhomes and noncompliance with trash policy. Several options reviewed and dismissed
 - Solution 1: centralized trash enclosure or dumpster but concern over smell, impact on attractiveness of community, and continued issues with trash left on ground
 - Solution 2: surveillance measures but possible invasion of privacy
 - Solution 3: require all residents to use bins, but accessibility issue to back of townhomes. Cost prohibitive to create sidewalks for this purpose. Requiring use of trash cans may lead to residents storing cans in front of homes.

OLD BUSINESS

Maintenance – Operating

Maintenance Projects: Verbal quote received from Corner Engineers to power wash tennis courts and pool deck. SEE MOTIONS. President Kylis will take on path repairs with County Supervisor. Need to

save up for Moline street work in 2025.

Street signs: Vice President Woods tracking progress

Replacement tree on Brandeis: Closed.

Pool Furniture: Closed.

Pool Leak: Closed.

Wading Pool Skimmers and Main pool whitecoat: (This one will stay open until work is complete.)

Pool Electrical Box: Closed.

Trash Issues: Tabled for next meeting.

NEW BUSINESS

None.

MOTIONS

- **Motion** to accept Clear Expectations' proposal for power washing tennis courts and pool decks NTE \$4000. Made by President Kylis, Seconded by Treasurer Space, vote 5 yes 0 no

The Board convened into Executive Session: 7:53pm

At 7:53pm the meeting will convene to Executive Session for the purpose of discussing architectural violations.

Reconvened into Open Session: 8:10 pm

ADJOURNMENT: The Board adjourned at 8:12 pm

Violation of topped trees on Godolphin tabled to next month.

Minutes prepared by Secretary DiFolco-Visbeck