

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
June 2, 2025, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:05 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, and Director David Randall. Secretary Camille DiFolco-Visbeck, and Director Daniel Bojanini were absent.

MANAGEMENT PRESENT: Amanda Chohamin (Cardinal Management Group)

OTHER ATTENDEES: 16 residents

PRESIDENT'S COMMENTS:

The pool is in need of significant repairs and will remain roped off until repairs are completed. We're currently working with legal and all associated contractors for remediation.

COMMUNITY FORUM:

- A homeowner on Kitchener comments on a tree dropping branches onto their property
- A homeowner states they are willing to be available to assist with pool contract history
- A homeowner announces strong possibility of power companies rolling back solar incentives and will provide a letter to the Editor for community publication
- Another homeowner questions responsibility of fallen trees on community property
- Multiple residents are in attendance for updates on the pool

HEARINGS: None

APPROVAL OF MINUTES:

May minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: None.

Environmental: None.

Maintenance: None.

Planning & Development: None

Welcoming: None.

Architectural Advisory: Anxious to get the committee discussions on the books. Volunteers wanted!

Neighborhood Watch: None.

Recreation: Pool party in limbo due to pool condition but tentatively scheduled for July 12

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Financials: See Owner packet on CINC.

Votes Held Between Meetings

- None.

Homeowner Communications

- None

Other Management Actions

- None

OLD BUSINESS

EV Charging: Follow up call with association liability insurer states that we would lose coverage if the association were to allow cables of any kind to run across common ground. EV Charging to remain disallowed in the townhome areas until a cost effective, appropriate solution is available.

Annual Spring Inspections: Inspection reports are being generated and will be provided to the Board when complete.

Newsletter: Proposals to be obtained. Formal newsletter publication to remain suspended.

Onsite Staff Expectations: David Randall proposes on-site hours are split and defined into site inspections and in-office time. Onsite staff to be reconsidered at the end of the year.

NEW BUSINESS

Pool: Additional information to be gathered from all parties. Consent to hold an email vote on repairs so to streamline the repair timeline.

Tennis Courts: Fence repairs and general cleanup to be completed. Inquiry into potential pickleball court line painting.

MOTIONS

- Motion to consent to an out of meeting email vote for whitecoat repairs. Made by President

Kylis, second by VP Woods. Vote: 3 yes, 0 No, 2 absent (Bojanini, DiFolco-Visbeck)

The Board convened into Executive Session: 8:03 pm

At 8:21pm the meeting will convene to Executive Session for the purpose of discussing legal and other matters.

Reconvened into Open Session: 8:16

ADJOURNMENT: The Board adjourned at 8:17

Minutes prepared by President Kylis