

NEWBERRY STATION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

November 12, 2018

**I. Call to Order**

A. The Board reopened the November 7 meeting at 7:00 PM.

B. Roster

Board Attendees   Brandon Farlander  
                             Michael Miller  
                             J. David Simcic

**II. New Collection Policy**

Last year, the Association spent \$11,051 on Collection Fees (through October), with only \$1,130 recovered. Only ten members are actually with the Attorney at present. The Association also spent \$10,727 (through October) on legal fees. The 2018 budget for all legal work was only \$7,800. Mr. Miller and Mr. Farlander met on November 7, prior to the Board meeting, with Ms. Trigiani and by phone with Ms. Jackson (MercerTrigiani ) and also by phone with Ms. Burton. Mr. Miller proposed a new collections policy. The policy would allow the Board to suspend parking and pool privileges of members more than three months in arrears and defer referrals for legal action for members more than six months in arrears. The policy would also allow the Board to directly negotiate payment terms with members more than three months in arrears who are in financial difficulties, with the stick being immediate suspension of said privileges should the agreement to repay not be honored.

Ms. Jackson, who has had experience in denying pool privileges to persons in arrears, testified that this policy may be effective as demonstrated by the surge of repayments in May as pool season approaches.

Among other benefits this will greatly reduce legal fees for collections.

Thereupon Mr. Miller drafted a new policy (attached) and emailed it to all Board member in advance of the meeting.

Also we informed Ms. Trigiani that henceforth no legal research will be performed without first getting an estimate of the cost of the research and a ceiling price.

**III. Chairs**

Mr. Farlander moved purchase 50 new chairs for the clubhouse at a price not to exceed \$1,250. Mr. Miller seconded. Approved unanimously.

#### **IV. 2019 Budget**

After reviewing inflation in operating costs, the Board felt that a \$2.00 increase was not sufficient especially in view of operating cost overruns in the neighborhood of \$44,000 in 2018. In part, this was due to unexpectedly high legal expenses which the Board has corralled (see above). The Board will undertake other cost control measures. Even so, projected expenses merit a larger assessment. Mr. Miller moved to approve a \$4 increase, with the additional \$2 used for the new operating reserve account. Mr. Farlander seconded. Passed unanimously. Mr. Simcic will submit a revised budget to Sentry, along with an explanation to members of the necessity of the increase.

#### **V. Closing**

Mr. Miller moved to close the meeting; Mr. Simcic seconded. Approved unanimously.