

**OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**Thursday, February 16, 2017**

**Present**

Lynn Merritt-Nixon, President  
Lori Calvo, Vice-President  
Teresa Thomas, Secretary  
Michele Daniels, Treasurer  
Bob Book, Member-at-Large  
Shep Kshepakaran, Member-at-Large  
Bette O'Connor, Member-at-Large

Louise Hood, Principal of Residential Realty Group  
Nicole Perez, Assistant Property Manager

2 homeowners

**Absent**

Patrick Butler, Member-at-Large

**Call to Order**

Nixon called the meeting to order at 8:40 p.m.

**Budget**

- Meeting Place – There was a \$5,000 contingency for the Meeting Place renovations. The installation of the water heater cost \$1,275, leaving a balance of \$3,725. Calvo recommended that the contingency balance be left for any other potential problems with the renovations. Additionally, the Meeting Place committee provided an estimate of \$4,141 for the cost of the carpet and an estimate of \$5,500 for furniture, door signage, room décor, monitor, and remaining incidentals. Thomas made a motion to approve the carpet costs of \$4,141 and the decorating budget of \$5,500. O'Connor seconded the motion. With all in favor, the motion carried.

**Proposals**

- The key fobs will be discussed at the March BOD meeting. Once a decision is made, the fob device/s may be installed in a few days.

**Old Business**

- Status of the new OMNTCA website. The new site should be up and running by March 1.
- John Gourdin, Lawrence Jones, III, and Rory Wise submitted candidate profiles, stated their interests in the OMNTCA and answered questions from the Board. The Board will vote on the candidates at the March 16 meeting.
- Wi-Fi for the Meeting Place. The Board has received telephone and Internet quotes from Comcast and Verizon. When Thomas further investigated the Internet speed with Verizon, it was found that DSL was quoted for the Meeting Place. DSL is not suitable for the needs of the Meeting Place. Verizon will need to follow up with their engineers to confirm the Internet service in the New Town area. Thomas stated that she would like to wait a few weeks to give

Verizon time to provide a complete service quote. Free Wi-Fi at the Meeting Place will need to be considered by the Board.

**Adjourn**

- There being no further business, O'Connor made a motion to adjourn. Thomas seconded the motion. With all in favor, the motion carried. The meeting was adjourned at 9:05 p.m.

**Action Items**

<b>No.</b>	<b>Action Item</b>	<b>Owner</b>	<b>Due Date</b>	<b>Status</b>	<b>Completed</b>
1	Voting on board candidates	Board	3/23/17	OPEN	
2	Present Wi-Fi service options for the Meeting Place	Thomas	3/23/17	OPEN	
3	Payment resolution and investigation of the root cause of the issue for pool pass bill	RRG	3/23/17	OPEN	
4	Suggestion that police use empty shopping center space as a kiosk	Board	Safety Meeting 2/9/17	OPEN	
5	Shutting down of existing website with new website turn on	Thomas	4/1/17	OPEN	
6	Follow up on "cashed" check for delinquent association fees	RRG	3/23/17	PENDING	
7	Modification of Wolf Security patrol hours	Board	3/23/17	PENDING	
8	Holiday Light winner names sent to the Board and Community Presidents for distribution to the project associations	Daniels		CLOSED	1/24/17

Respectfully submitted,

Teresa Thomas  
Secretary