

OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION

Board of Directors Meeting  
Thursday, November 29, 2017

**Call to Order**

The Annual Meeting of the Owings Mills New Town Community Association was called to order by the presiding officers Shep Kshepakaran and Bob Book at 6:44 p.m. at the Merritt Athletic Club.

**Present**

Bob Book  
Shep Kshepakaran  
Charlene Morazzani-Hood Association Manager  
Ellen Thorp Legal Counsel

**Proof of Meeting Notice**

Charlene Morazzani Hood provided the date for proof of tonight's meeting notice was sent to all presidents.

A quorum was established to move forward with the annual meeting, followed by an introduction of candidates running for board members of the Owings Mills new town community master association.

**Candidates**

|                               |                            |
|-------------------------------|----------------------------|
| Lucille Barrett               | Condo's at the Ridge       |
| Michele Daniels               | Townhomes @ the Pointe I   |
| David Hodnett                 | Crosswell Farms II         |
| Monica L. King                | Townhomes II at the Pointe |
| Fred Knight, III              | Parklands                  |
| Kuzhilethu (Shep) Ksjepakaran | Buckingham Condo's         |
| Michele Mangin                | Silverbrook Woods Condo's  |
| Anie Polastre                 | The Meadows                |
| Ron Stanislaw                 | Garage Townhomes II        |
| Rory Wise, Sr                 | Crosswell Farms II         |

**Board Elections: Nomination Committee**

The following were selected as election teller:

Ellen McNeill, Nomination Committee Chair, Carriage Homes at the Point  
Francine Lubera, President, Silverbrook  
Rebecca Paxton, President, Red Run Apartments  
Craig Hamilton- President, Parklands Community

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**Presidential Annual Recap**

A presidential recap of accomplishment of the former board was provided and reported by the presiding officer of tonight's meeting.

**Open Forum**

The floor was opened for questions and concerns

Concern: Meeting Place Parking Lot Lights are dimly lit.

Question: A company by the name of Kertone claimed to be scheduled for a meeting at the meeting place. This proposed a scheduling conflict, the Association President Michele Mangin was also scheduled to hold a board meeting. The management company did not have any knowledge of a meeting being held by Kertone.

Question/Concern: When will the concrete be dry in front of the meeting place, a community is scheduled to have an association meeting on November 30, 2017.

Question: Was the cement contractor approved for work at The Meeting Place.

According to the Residential Realty management company the board approved this contract at the September Meeting.

T. Cooper, a security analysis firm is currently conducting a community security assessment

Concern: There are problems with lights out in the Upper Mill Park

Concern: There are five trees that were cut down on Lakeside and will need to be replaced

A new trash can was placed in the park.

The dog park has new fences installed

Concern: Meeting Place Vandalism There is no indication of the source of the damage.

Concern: A discussion regarding the amendment to the By Laws that indicate the board shall not contain more than 49% of board members for any one project association at a given time.

**Election Results**

The following persons were elected to the Owings Mills New Town Community Association for a two year term

Michelle Daniels

Anie Polastre

Monica L. King

Michele Mangin

Lucille Barrett

Fred Knight

The following board member were elected to the Owings Mills New Town Community Association for a one year term

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David Hodnett  
Shep Kshepakaran  
Ron Stanislaw

Two vacancies remain on the board.

The presiding officer for tonight's board meeting recommended the board elect each board member in to offices.

The following board member were nominated and voted for the following offices

President Michele Daniels  
Vice President Anie Polastre  
Secretary Monica L. King  
Treasurer Michele Mangin  
Member-At-Large Lucille Barrett  
Member-At- Large David Hodnett  
Member-At-Large Fred Knight  
Member-At-Large Shep Kshepakaran  
Member-At-Large Ron Stanislaw

Ronald Stansilaw made a motion to keep the board meetings on the third Thursdays of the month. This motion was seconded by Michele Daniel. All board members were in favor.

**Budget Discussion**

The former board approved the 2018 budget however concerns were noted regarding the reduction in security from last year. The new board will review this budget item, enter into discussion and render a decision. However there will not be an increase in the yearly assessment, this will be sent out to all Newtown Association Members.

Monica L. King was established at the recorder for tonight's meeting.

Next Meeting: Thursday, December 21, 2017 6:30 p.m. The Meeting Place

**Adjournment**

A motion was made to adjourn the meeting, the motion was seconded. The meeting was adjourned.

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Respectfully Submitted,

Monica L. King, MSW, LCSW-C  
President Townhomes II at the Point  
Newly Elected Board Member-Secretary