

NEWTOWN GRANT MASTER ASSOCIATION

June 24th, 2026
MEETING MINUTES

The executive meeting was called to order at 7:00pm by Larry Schorr. In attendance were Larry Schorr, Bob Shaw, Brad Bernstein, Gary Meltzer, Elise Bernstein, Yan Sandler and Bill McManimon. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

May 27th Meeting Minutes: Brad made a motion to accept the May 27th Board Meeting Minutes Gary seconded the motion, minutes accepted and approved 5-0-2 (Elise and Larry).

May Financials: Bill reviewed May financials with the board. The master has a year-to-date negative variance of \$8,205. The Recreation Fees GL (65350) will be combined with the Activities Income GL (65333) as they are one in the same. No collected newsletter advertising income for the month of May. Elise asked the board to research moving reserve money from a money market account into a short-term CD to generate a little higher interest. Rob will investigate what short-term CD rates are available and discuss it at the July board meeting. Brad made a motion to accept the financials, Gary seconded the motion, financials approved and motion accepted 7-0.

Proposals:

TAG Outdoor Pool Cover Replacements and Repair: Rob discussed with the board the pool cover for the Junior Pool needs to be completely replaced (\$4,700) and the cover for the Main Pool needs repairing (\$3,451). The total cost would be \$8,161.00 and the covers would be returned after Labor Day Weekend. Elise made a motion to accept the proposal, Brad seconded the motion, proposal to replace the Junior Pool and repair the Main Pool cover accepted and approved 7-0.

Kurts Kourts Pickleball Windscreens Replacement: Rob presented the cost to replace the Pickleball Windscreens by Kurts Kourts for \$3,028.15. A 50% payment will be provided in 2026 to where Kurts Kourts will order and store the new windscreens until Spring of 2027 when they will install the screens and the balance due will be paid. Gary made a motion to accept the proposal, Bill seconded the motion, proposal to purchase new windscreens from Kurts Kourts accepted and approved 7-0.

Lopez Landscaping Lawn Care Application Contract Addendum: Rob spoke with the board regarding an addendum to the current Lopez Landscaping Lawn Care Application where the treatments would increase from 3 to 4. After a discussion, the board has decided to table this addendum until Rob and speak with Pablo Lopez regarding why there was an increase in the amount of clover and dandelions in the lawn this year.

Marigold Landscaping Improvements at Entrance Sign Bed and Islands: Rob circled back around to the board regarding landscaping improvements at both the Marigold Entrance Sign and Island. Rob will follow up with some designers to obtain pricing for landscaping improvements at the Marigold Entrance Sign for 2027 budgetary purposes.

Master Board Leasing Fee Resolution: Brad addressed the board regarding some additional concerns and action he feels the board should institute regarding the newly proposed master board leasing fee resolution. Brad's biggest concern was instituting a monthly fine for individuals (tenants or landlords) who fail to properly provide a copy of an executed lease agreement in a timely manner. The master

board agreed to adopt a \$100.00 monthly fine if a new lease agreement is not submitted within 30 days of the agreement being signed. Additionally, those leases already in place, if they have not yet been submitted to the master board, have a 30-day grace period from when the resolution is communicated to submit the lease otherwise the master board will consider it a new lease.

Management Report

a. Lopez Landscaping 3% Fuel Surcharge on Invoices (Fuel Surcharges Ended)

c. Newtown Grant Master Monthly Cluster Inspections (Estates II & Eagles Pointe starting June. Heather Wood II and Whispering Wood in July)

d. E-Bikes and Dirt Bikes Discussion Follow Up (Communication Distributed Regarding Usage of Ebike and Dirt Bikes within Newtown Grant)

e. May Outdoor Pool Tracking Usage (Minimal Usage as Pool was Closed Memorial Day Weekend due to Weather)

f. Newtown Rescue Squad CPR and Stop the Bleed Wednesday, June 10th (30 people).

g. Newtown Grant Swim Lessons began June 22nd (Swim Lessons scheduled on Tuesday and Thursday Mornings, plus Monday – Friday later afternoons)

h. Newtown Grant Aquacise starts June 29th. (10:00am on Tuesday and Thursdays and 7:00pm on Wednesdays)

i. Newtown Grant Annual Garage/Yard Sale; Saturday, September 19th with rain date Sunday, September 20th. (Goodwill will hold a Household Donation Collection immediately afterwards as well as Electronic Waste)

Contracts:

a. KLM Commercial Cleaning – December 2027

b. Fox Pool Management – December 2027

c. Lopez Landscaping (Snow & Landscaping) – December 2028

Old Business:

-Gary followed up with the board regarding the Safe Haven request from Chesterbrook Academy. Gary believes that Chesterbrook Academy should have been charged for any associated legal fees the association incurred to draw up the Safe Haven agreement.

New Business:

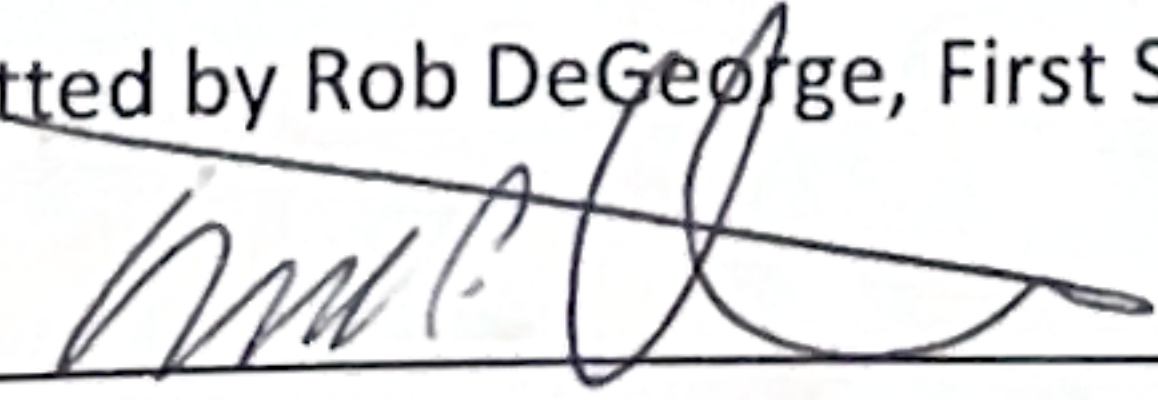
-Gary brought to Rob's attention the American Flag seems to be worn and needs replacement. Rob mentioned he has another flag in the office and will replace it tomorrow.

-Gary asked Rob if the pool cleaning issues he observed earlier in June were addressed. Rob confirmed it was and reminded the board that since the lifeguards are here seven days a week, they can stay on top of daily pool cleaning more effectively compared to when they are only present on weekends.

-Elise suggested the association investigate adding plantings to cut down the wind to extend the life of the windscreens. Rob mentioned he will speak with Tom Robbins from Shades of Green to see what options exist.

Brad made a motion to adjourn the meeting at 9:15pm. Bill seconded the motion.
The next meeting is scheduled for Tuesday, July 28th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 7/28/26 Date