

NEWTOWN GRANT MASTER ASSOCIATION
January 28th, 2026
MEETING MINUTES

The executive meeting was called to order at 7:03pm by Bob Shaw. In attendance were Bob Shaw, Elise Bernstein, Brad Bernstein, Yan Sandler, Bill McManimon, Gary Meltzer, Russ Consentino, Peggy White, Terry Halper and Yan Sandler. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

December 3rd Meeting Minutes: Brad made a motion to accept the December 3rd Board Meeting Minutes with amended declaration that the Newtown Grant Compliance and Enforcement Resolution passed at the December 3rd meeting by majority, Russ seconded the motion, minutes accepted and approved 7-0-2 (Peggy & Gary).

December Financials: Bill reviewed the December financials with the board. December produced a monthly negative variance of \$16,566 with a year-to-date positive variance of \$6,363. Bill highlighted that the association was over budget by \$13,198 in the Grounds Repair and Maintenance line item due to the Marigold Entrance Tree Removal and Replacement project as well as the South Drive Tree Removal project. Brad made a motion to accept the financials, Yan seconded the motion, financials approved and motion accepted 9-0.

Proposals:

Frank April 2025 Master Audit and Tax Filing Engagement Letter: Rob presented the 2025 Frank April Master Audit and Tax Filing Engagement Letter for \$2,775.00 to the board for review. Bill made a motion to accept the engagement letter proposal, Elise seconded the motion, engagement letter proposal approved and accepted 9-0.

Gutter People Pool Furniture and Pool Entrance Power Washing Proposal: Rob presented a proposal in the amount of \$1,100.00 from Gutter People to power wash all the outdoor pool furniture as well as the pool building entrance. Elise made a motion to accept the proposal, Bob seconded the motion, proposal approved and accepted 9-0.

South Drive Tree Replacement Project: Rob presented a revised list of replacement trees for the South Drive Tree Replacement Project. The board asked Rob to obtain another proposal that would feature a spread of Maple, Oak and Cherry Trees with a total cap cost of \$28,000 from Shades of Green. Board agreed that Rob can send updated proposal for discussion via email instead of waiting until the February 25th meeting to discuss it.

Clubhouse Trash Enclosure Replacement Proposals: Rob reviewed three (D&A Masonry at \$59,600, Q&E Masonry at \$35,575 and Genesis Concrete and Hardscape at \$24,620) proposal bids to reconstruct the clubhouse trash enclosure. Brad made a motion to accept the Genesis Concrete and Hardscape Proposal pending Larry Schorr's review for \$24,620, Elise seconded the motion, proposal accepted pending Larry Schorr's review and accepted 9-0.

Management Report

- a. Conference Room Improvement Update (Mainly Finished)
- b. Tennis Court Key Access and Video Surveillance Update (Completed and Online)

- c. Newtown Grant Compliance and Enforcement Resolution Amendment (Approved on December 3rd Meeting Per Stefan Richter)
- d. American Red Cross Blood Drive Thursday, December 11th 2:00-7:00pm (38 of 47 appointments booked)
- e. Newtown Rescue Squad CPR and Stop the Bleed January 7th Follow Up (30 participants)
- f. Newtown Grant Spring Fling Easter Egg Hunt for Saturday, March 28th (Rain Date Sunday, March 29th) from 1:00-3:00pm.
- g. 2026 Newtown Grant Softball League Registration opens at the end of February.
- h. Newtown Grant Free Shredding Event Saturday, April 18th from 10:00am-12:00pm

Upcoming Projects

- a. 2025 - 2026 South Drive Island Tree Project (Operating)
- b. 2025-2026 Tennis Court Key Access and Video Monitoring Installation (Capital) \$38,783.34
- c. 2026 Outdoor Pool Concrete Deck Slabs and South Drive Sidewalk Slab Replacement (Reserve) \$30,700.00
- d. 2025 – 2029 Outdoor Pool Furniture Table/Umbrella/Base Replacements \$5,000-\$15,000 a year (Reserve) and Chair Re-strapping Project \$3,000-\$4,500 (Operating)
- e. 2026 Clubhouse Trash Enclosure (Reserve) \$20,000 - \$35,000
- f. 2027 Clubhouse Entrance Concrete Replacement (Reserve/Capital) TBD
- g. 2027 Outdoor Main Pool Plaster Project (Reserve) \$75,000 - \$130,00
- h. 2027 Marigold Entrance Sign Landscaping Improvement Project (Operating/Capital/Reserve) TBD

Contracts:

- a. KLM Commercial Cleaning – December 2027
- b. Fox Pool Management – December 2027
- c. Lopez Landscaping (Snow & Landscaping) – December 2028

Old Business:

- Brad asked Bill regarding whether any further thought was given to opening a short-term CD. Bill mentioned the percentages between a short-term CD and the current money market accounts were so close, it did not make any financial sense to lock up reserve money in the short-term for such a small percentage difference.
- Brad asked Rob if any progress has been made with Stefan Richter regarding the implementation of rental restrictions. Rob mentioned that Stefan is still adamant rental restrictions should be voted on at the cluster level, not the master.

New Business:

- Brad asked Rob to follow up with Stefan regarding rental restrictions and explain the concern that if it is implemented on a cluster-by-cluster level, those clusters that do not have rental restrictions may see an uptick in resold properties becoming rental properties.
- Brad also asked that if Stefan cannot implement rental restrictions on the master level, can the master institute a leasing fee and associated penalties for those that do not adhere to the leasing fee.

Executive Officer Reorganization:

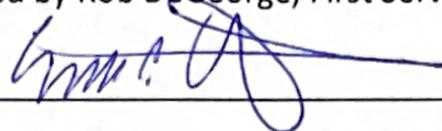
President – Larry Schorr
 Vice President – Bob Shaw
 Treasurer - Bill McManimon

Secretary – Brad Bernstein

Russ made a motion to nominate/elect the above individuals to the board as the respective master board officers, Terry seconded the motion, the above individuals are hereby elected as master board officers to serve as the respective position by a vote of 9-0.

Brad made a motion to adjourn the meeting at 9:00pm. Terry seconded the motion. The next meeting is scheduled for Wednesday, February 25th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 3-25-26 Date