

NEWTOWN GRANT MASTER ASSOCIATION

June 25th, 2025

MEETING MINUTES

The meeting was held in the conference room and called to order at 7:03pm by Larry Schorr. In attendance were Larry Schorr, Bob Shaw, Elise Bernstein, Brad Bernstein, Yan Sandler, Peggy White and Bill McManimon. Also in attendance was First Service Residential Community Manager Rob DeGeorge, First Service Residential Regional Director Ally Gaylord and Newtown Grant Resident Panagiota Razzano from 5 Myrtle Place.

Open Forum: Ally Gaylord introduce himself to the Newtown Grant Master Board as the New Regional Director from First Service Residential. Ally mentioned that he looked forward to working with the board moving forward and hopes to not only add value to the board meetings, but to also attend future board meetings.

Panagiota Razzano thanked the board for allowing her to attend her first master board meeting. Ms. Razzano wanted to bring to the boards attention cleanliness issues she has recently noticed while enjoying the outdoor pool along with inconsistencies with lifeguard policy enforcement. Property Manager Rob DeGeorge thanked Ms. Razzano for her observations and noted that he was planning on speaking with the board tonight during executive session regarding the same issues brought forth to which corrected action will take place starting immediately. Ms. Razzano also inquired regarding the possibility to install solar panels. Board President Larry Schorr explained that the master board governing documents specifically states that nothing can be affixed to the roofs. Unless a federal law is passed to which would bypass the associations governing documents, then the master association would need to change its governing documents to permit the installation of solar panels. Larry thanks Ms. Razzano for her interest in solar panels and advised that further conversations would take place during executive session.

May 28th 2025 Board Meeting Minutes: Bill made a motion to approve the minutes, Bob seconded the motion, minutes approved 5-0-2 (Larry and Peg).

May Financials: Bill reviewed the May financials with the board. Existing interfund has been reduced to \$12,926. Rob anticipates to have the interfund paid off by September at the latest. Association had a \$25,027 positive variance for the month of May with a year to date positive variance of \$21,896. Brad made a motion to accept the financials, Bob seconded the motion, financials approved and motion accepted 7-0.

Proposals:

Scoopy Do Dog Clean Up Proposal: Rob presented a proposal from Scoopy Do Dog cleanup for \$9,000.00. Contractor reached out and inquired about taking over cleanup services from association landscaper who charges \$12,460. Board felt most comfortable with continuing to offer the services to Lopez Landscaping. Rob will reach out to Lopez Landscaping or a new 3 year contract proposal to which he was ask for no increases in services.

Newtown Grant Sign Amendment: Rob reminded the board the sign amendment communication would be going out on Thursday, June 26th via email as well as in the association newsletter. Residents have the ability to comment to the amendment change at the July 23rd board meeting.

Fox Pool Management 2026 & 2027 Contract Renewals: Rob presented to the board the 2026 and 2027 Fox Pool Management contracts. Rob highlighted that the two year contract is reflective of the proposed lifeguard staffing scheduled adjustments which would save the association around \$4,000 each year vs the current contract staffing schedule. Board opted to table the contracts until the July meeting.

Portable Robot Vacuum Proposal: Rob suggested to the board the association invests in a portable robot vacuum to which the staff can place into the pool at closing as it will vacuum the pool during the overnight hours. Vacuuming the middle of the main pool and the whole main pool in general is a time consuming effort. This would correct pool cleanliness issues to which the staff would only need to have to skim and possibly spot vacuum the closer areas of the main pool in the morning prior to opening. Cost for the vacuum was estimated around \$6,799 plus tax and would be delivered within two weeks. Bill made a motion to purchase the vacuum, Bob seconded the motion, motion and purchase of the vacuum approved 6-0-1 (Yan).

Management Report:

- a. Storm Cleanup from June 19th Storm
- b. Tennis Court Reconstruction Project Update (Tennis Net Post Footings are Completed; Fence Replacement Completed; Milling/Paving Completed; Court Painting Early to Mid-June (7 days); Reopen End of June/Early July Weather Permitting)
- c. Pickleball Court Crack Repair/Repainting
- d. Pickleball Court Key Access System and Online Court Registration
- e. Recreation Area Walking Path Update
- f. May Outdoor Pool Tracking Usage
- g. 2025 Private Swim Lessons – T/TH starting at 10:00am & M-TH from 4:00pm-7:00pm starting week of June 23rd
- h. 2025 Summer Aquacise Classes – T/TH @ 10:00am & W @ 7:00pm starting week of June 30th – August 18th.
- i. Annual Garage and Yard Sale Saturday, September 6th; Rain Date Sunday, September 7th

Upcoming Projects:

- a. 2025 - 2027 South Drive Island Tree Project (Operating)
- b. 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)
- c. 2026 Outdoor Robot Pool Vacuum (TBD Capital)
- d. 2026 Clubhouse Entrance Concrete Replacement (TBD Reserve)
- e. 2026 Outdoor Pool Concrete Deck Slabs Replacement (TBD Reserve)
- f. 2026 Clubhouse Trash Enclosure (Reserve) \$20,000 - \$35,000
- g. 2026 or 2027 Marigold Entrance Island Tree Project (Operating)
- h. 2027 Outdoor Main Pool Plaster Project (Reserve) \$75,000 - \$130,00

Contracts:

- a. Fox Pool Management – December 2025
- b. TW Maintenance – December 2025
- c. Lopez Landscaping (Snow/Landscaping) – December 2028

Old Business:

-Bill McManimon recommended to the board that we move forward with replacing the Bradford Pear Trees along Marigold with Maple Trees. After the most recent storm, the trees are not only an eye sore, but are a safety issue as well and is concerned they will not survive the winter. Larry Schorr inquired why weren't trees already replaced as the board agreed to replaced them at the January 2025 meeting. Rob mentioned that at the February meeting the board opted to have him obtain design plans from landscape architects to provide an artist rendering of the Marigold Island Entrance Sign and Islands. Board asked Rob to move forward and obtain pricing from Shades of Green regarding the replacement of the Bradford Pear Trees on Marigold with Maple Trees.

-Larry Schorr spoke to the board about making an amendment to allow solar panels. Board held a discussion regarding pros vs cons and how it would differently effect the single family homes vs townhomes vs condominiums. Larry recommended that further discussion and planning would be needed on this topic.

New Business:

- Bob Shaw asked the board at what point can and should the master board step in to hold clusters, cluster managers and residents within these clusters accountable for not enforcing the rules and regulations of the association especially the master. Board agreed that if certain clusters fail to properly enforce and hold their residents responsible that the master should intervene. Board asked Rob to speak with the association attorney regarding the legality of situation.

Bill made a motion to adjourn the meeting at 9:26pm. Bob seconded the motion.
The next meeting is scheduled for Wednesday, July 23rd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: Lawrence Schorr, President 27 August 2025 Date