

NEWTOWN GRANT MASTER ASSOCIATION
August 25th, 2026
MEETING MINUTES

The executive meeting was called to order at 7:00pm by Larry Schorr. In attendance are Larry Schorr, Paul Sabol, Yan Sandler, Russ Consentino, Gary Meltzer and Bill McManimon. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

July 28th Meeting Minutes: Meeting minutes are tabled due to lack of quorum to approve.

July Financials: Bill reviewed July financials with the board. The master has a month-to-date positive variance of \$3,903 with a positive year-to-date variance of \$8,695. Room rental income has exceeded its year-to-date budget (\$3,200 budget vs \$3,705 year to date actual). Capital Contribution from resales continues to be strong as the association collected \$3,348 for the month of July. Russ made a motion to accept the financials, Yan seconded the motion, financials approved and motion accepted 6-0.

2027 Newtown Grant Master Board Budget Proposal: Rob and Bill presented the proposed 2027 master board budget. The 2027 budget calls for a \$9.00 per quarter per home increase or \$444.00 per unit per year cost. The biggest line-item increase was reserve contributions that saw 20% increase from \$165,100 to \$198,519. Paul made a motion to accept the 2027 master board budget, Russ seconded the motion, 2027 master board budget approved and accepted 6-0.

Proposals:

Miceport Marketing Contract Proposal for 2027-2028: Rob spoke with the board regarding the new Miceport Marketing Contract Proposal for 2027-2028. The board mentioned that advertising and advertising revenue aside, the newsletter publication and website maintenance has been good. The board discussed the possibility of finding a third-party firm to handle solicitation of advertising in the future so it can be removed from Miceport's responsibility. Rob disclosed that when he and Bob Shaw meet with Miceport on Friday, August 21st, Miceport was open and would be willing to hand over advertising sales to a third-party outfit if the association was able to secure services. In the interim, Miceport will continue to be responsible of such services. Miceport new contract proposal calls for a 2027 monthly service cost of \$1,795 and a monthly service cost of \$1,850 in 2028. The new contract also states that 60% of advertising revenue will go to Newtown Grant whereas Miceport will receive 40%. Russ made a motion to accept the 2027-2028 Miceport Marketing Contract Proposal, Gary seconded the motion, Miceport Contract Proposal approved and accepted 6-0.

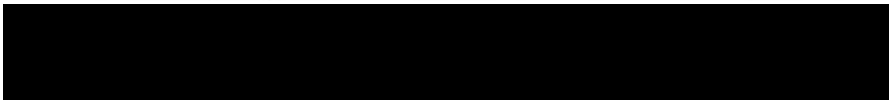
Frankford Umbrella Main Pool Furniture Restrapping Proposal: Rob presented a proposal from Frankford Umbrella to restrap 24 dining chairs and 19 lounge chairs for \$5,247.00. Bill made a motion to accept the proposal from Frankford Umbrella, Gary seconded the motion, proposal approved and motion accepted 6-0.

Main Outdoor Pool 2027 Replaster Proposals: Rob reviewed with the board the two final proposals from Millennial Pools (\$140,100) and Fox Pools (\$120,000) to replaster the main outdoor pool in 2027. Rob recommended rewarding the proposal bid to Fox Pools since Fox Pool Management is the current pool management company. Russ made a motion to accept the Fox Pools Replaster Proposal for \$120,000, Gary seconded the motion, proposal approved and awarded to Fox Pool Management 6-0.

2027 Marigold Entrance Bed Design Drafts: Rob showed the board three separate initial design proposals for the Marigold Entrance Landscaping bed. After reviewing all three designs and initial costs per design, the board agreed to move forward and have further discussions with Thomas Lee Fischer. The board loosely agreed to cost not to exceed \$10,000.00 for the work in 2027. Rob will send out a separate email to the master board to gage interest from those master board members who would like to be involved with the future discussions with Thomas Lee Fischer.

Management Report

- a. Fireworks Restrictions Update (Provided the States of Pennsylvania's Guidelines. Rob will place the guidelines in future newsletters to educate residents)
- b. Replace Three Trees along South Drive (Two Oak and One Cherry..board would like the same trees replaced)
- c. Newtown Grant Master Monthly Cluster Inspections (Estates II & Eagles Pointe started June. Heather Wood II and Whispering Wood in July. Ravens View I and Quail Creek in August.)



- g. July Outdoor Pool Tracking Usage
- h. Outdoor Pool CLOSED August 31st – September 4th
- i. Newtown Grant Annual Garage/Yard Sale; Saturday, September 19th with rain date Sunday, September 20th.

Contracts:

- a. Miceport Newsletter – December 2026
- b. Fox Pool Management – December 2027
- c. Lopez Landscaping (Snow & Landscaping) – December 2028
- d. KLM Janitorial – December 2028

Old Business:

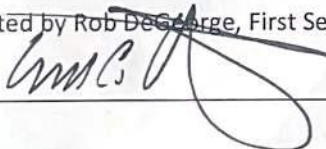
-None

New Business:

-None

Russ made a motion to adjourn the meeting at 9:27pm. Bill seconded the motion.
The next meeting is scheduled for Wednesday, September 23rd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 10-28-2026 Date