

NEWTOWN GRANT MASTER ASSOCIATION

October 22nd, 2025

MEETING MINUTES

The executive meeting was called to order at 7:05pm by Larry Schorr. In attendance were Larry Schorr, Bob Shaw, Elise Bernstein, Brad Bernstein, Yan Sandler, Bill McManimon, Gary Meltzer, Russ Consentino, Paul Sabol and Terry Halper. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

August 27th Open Forum Meeting and August 27th Executive Meeting Minutes: Russ made a motion to approve the August 27th Open Forum and Executive Meeting Minutes, Bill seconded the motion, minutes from each accepted and approved 7-0-3 (Terry, Paul and Bob).

September 24th Executive Meeting Minutes: Bill made a motion to accept the September 24th Executive Board Meeting Minutes, Elise seconded the motion, minutes accepted and approved 5-0-5 (Terry, Paul, Russ, Gary and Larry)

September Financials: Bill reviewed the September financials with the board. Bill highlighted that the existing interfund between the Operating and Reserve Account has been officially paid off now stands at \$0.00. September produced a monthly positive variance of \$13,594 with a year to date positive variance of \$46,764. Brad made a motion to accept the financials, Bob seconded the motion, financials approved and motion accepted 10-0.

Proposals:

Outdoor Pool Concrete Deck and South Drive Sidewalk Concrete Replacement Proposal: Rob presented two options to have 30 outdoor pool concrete deck slabs and 16 South Drive concrete sidewalk slabs replaced. D&B Concrete proposal was \$34,000 vs \$30,700 from Tashorrelli Construction. Russ made a motion to accept the Tashorrelli Construction proposal of \$30,700, Brad seconded the motion, proposal from Tashorrelli Construction for \$30,700 is approved and accepted 10-0.

Adtell Tennis Court Key Access and Video Monitoring along with Playground Monitoring Proposal: Rob put forth a proposal from Adtell to install a key access control system along with video monitoring system at the tennis courts along with video monitoring system for the playground in the amount of \$38,783.34. The board asked about receiving an add on price to install two additional cameras on the tennis court fence to which would face towards the basketball court. Brad made a motion to accept the proposal of \$38,783.34 to install a key access system and video monitoring system for the tennis courts and only video monitoring for the playground, Bob seconded the motion, proposal approved and accepted 9-0-1(Yan). Rob will obtain an add on price for the additional cameras and will present it to the board for approval once received.

Newtown Grant Compliance and Enforcement Resolution Amendment: Rob highlighted an updated Compliance and Enforcement Resolution Amendment from the associations legal counsel. Resolution Amendment would display monetary fines for violations of rules and regulations especially that occur more than once. Resolution has been tabled to the December 3rd meeting as the board would like additional time as they would like to include additional specific infractions.

Management Report

- a. Marigold Entrance Island Tree Replacement Update -Removal Completed October 8th, New Tree Installation with Soil and Reseed Completed October 24th.
- b. South Drive Pear Tree Removal Update – Removal Completed October 8th with Soil and Reseed Completed October 15th.
- c. Fall Mums Installation – Completed End of September
- d. 32 Amaryllis Lane Violation Fine
- e. Newtown Grant Compliance and Enforcement Resolution Amendment
- f. E-Recycling Event with Goodwill Saturday, October 18th from 8:00am – 1:00pm.
- g. American Red Cross Blood Drive Thursday, December 11th 2:00-7:00pm

Upcoming Projects

- a. 2025 - 2026 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 Clubhouse Entrance Concrete Replacement (TBD Reserve)
- d. 2026 Outdoor Pool Concrete Deck Slabs Replacement (TBD Reserve)
- e. 2026 Clubhouse Trash Enclosure (Reserve) \$20,000 - \$35,000
- f. 2027 Outdoor Main Pool Plaster Project (Reserve) \$75,000 - \$130,00

Contracts:

- a. TW Maintenance – December 2025
- b. KLM Commercial Cleaning – December 2027
- c. Fox Pool Management – December 2027
- d. Lopez Landscaping (Snow & Landscaping) – December 2028

Old Business:

- Yan again asked if the township can be contacted and have “No Through Traffic” signs displayed at the entrance of North Drive. Yan is concerned vehicles from the new development will cut through Newtown Grant in order to get to Stoopville and/or Eagle Road. Rob will follow up with the Public Works Director regarding the request.

New Business:

- Rob mentioned that he had to ask a group of individuals to cease from shooting off fireworks in the parking lot of recreation area. The recreation area is private property and displaying fireworks should be permitted. Rob recommended to the board to create a resolution to prohibit the display of fireworks in the recreation area. Paul inquired if additional prohibitions should be included such as the usage of ATV's, electric bikes, etc. Larry suggested for everyone to think what other prohibitions should be instituted in the recreation area and a follow up conversation will be had at the December 3rd board meeting.

Yan made a motion to adjourn the meeting at 9:15pm. Russ seconded the motion.
The next meeting is scheduled for Wednesday, December 3rd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 3 DEC 2025 Date