

NEWTOWN GRANT MASTER ASSOCIATION

May 27th, 2026
MEETING MINUTES

The executive meeting was called to order at 7:00pm by Bob Shaw. In attendance were Bob Shaw, Brad Bernstein, Gary Meltzer, Paul Sabol, Terry Halper, Yan Sandler, Russ Consentino and Bill McManimon. In attendance from the public were Danil and Galine Yakimenko. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

April 24th Meeting Minutes: Yan made a motion to accept the April 24th Board Meeting Minutes Paul seconded the motion, minutes accepted and approved 5(Larry via email earlier in the day)-0-4 (Bill, Yan, Russ and Terry).

April Financials: Bill reviewed the April financials with the board. April produced a monthly negative variance of \$9,992 with a year-to-date negative variance of \$10,574. A \$21,083.40 Shades of Green South Drive Tree Replacement invoice contributed to the monthly and year to date negative variance, however, the year-to-date negative variance will course correct over the coming months. Brad made a motion to accept the financials, Russ seconded the motion, financials approved and motion accepted 9-0.

Proposals:

Adtell UPS Battery Back Up Proposal: Rob presented a proposal from Adtell to install an UPS Battery Back Up to be used as a temporary back up power supply for both the key card and video surveillance system. UPS will supply power for up to 60 minutes in the event of short-term power loss. Bill made a motion to accept the proposal, Paul seconded the motion, UPS Battery Back Up Proposal accepted and approved 9-0.

Master Association Leasing Fee Resolution: The board reviewed the proposed new leasing fee resolution. Brad would like to review the resolution and associated documents prior to an official vote. Brad will review the resolution, and further communication will be held via email regarding adopting the resolution

Management Report

- a. Annual Flowers (Vinca) Installation
- b. Lopez Landscaping 3% Fuel Surcharge on Invoices (Originally it was 10% but reduced)
- c. Genesis Clubhouse Trash Enclosure Project Update (Enclosure completed. Rob will follow up to get gate handles installed)
- d. Outdoor Pool Smoking Pump Motor (Spare motor in service. Damaged motor to be rebuilt. Damage caused by unbalanced impeller. New impeller has been ordered)
- e. Clubhouse Parking Lot Lights Voltage Leakage (Old/Bad splice located and repaired. Need time to get Tennis Court Battery Bank back up to 100%)
- f. Pickleball Court Inverter Replacement
- d. Newtown Grant Master Monthly Cluster Inspections (Estates II & Eagles Pointe starting June)
- e. E-Bikes and Dirt Bikes Discussion (Board would like narrative communication sent out regarding misuse of these vehicles in the recreation area and overall safety concerns.
- f. Spring Into Summer American Red Cross Blood Drive, Thursday, May 18th from 2:00-7:00pm (37 out of 40 Appointments)

- g. Outdoor Pool Memorial Day Weekend Opening starting Saturday, May 23rd and weekends until Thursday, June 18th.
- g. Newtown Rescue Squad CPR and Stop the Bleed Wednesday, June 10th.

Contracts:

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

Old Business:

-None

New Business:

- Gary asked Rob if we could have the areas along South Drive where the prior Bradford Pear Trees were located soiled and reseeded this Fall. Rob mentioned that budget pending, that would be the plan.
- Paul asked about the dead new Willow Oak Tree. Rob disclosed that he and Shades of Green have already spoken about it. The dead Willow Oak Tree will be flushed cut early June. The stump will be removed in the Fall, and a replacement tree will be planted per warranty.
- Board asked about proactive communication in the newsletter. Rob mentioned that in the November/December and January/February newsletter, the association does run a year end recap highlighting all the improvements the association accomplished. Rob also mentioned that during the year, he will include improvement pictures in the newsletter as well.
- Rob detailed out that the association only contracts for 3 lawn care application treatments to which at the June meeting, he will obtain an addendum from Lopez Landscaping to increase the application treatments to 4 for 2027 & 2028.

Russ made a motion to adjourn the meeting at 9:36pm. Terry seconded the motion.
The next meeting is scheduled for Wednesday, June 24th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 6/24/2028 Date