

NEWTOWN GRANT MASTER ASSOCIATION
July 26, 2023
MEETING MINUTES

The meeting was held in the conference room and called to order at 7:00 PM by Larry Schorr. In attendance were Larry Schorr, Bob Shaw, Gary Meltzer, Tobi Forman, Yan Sadler, Bill McManimon and Russ Constantino. Also in attendance was First Service Residential Community Manager Rob DeGeorge, Mike Albert and Bill Staub from Fox Pool LLC Management and Newtown Grant Resident Steve Cooper from 66 Jonquil Drive.

June 28th Board Meeting Minutes: The June 28th meeting minutes were reviewed and approved 6 in favor with 1 abstention (Russ).

Fox Pools: Mike Albert and Bill Staub from Fox Pool LLC Management reviewed the operational status of the newly installed Salt Chlorine Generating System for both the Junior and Big Pool. Bill mentioned that in the beginning, there was an adjustment period, but since middle of June, the system has been running without any issues. As a result, the high cyanuric acid levels that was experienced in 2022 has been eliminated. Mike touched on summer pool operations. Yan inquired about the possibility of keeping the junior pool open a little later in 2023. Rob discussed using the pool tracking usage as an indicator to adjusted operating hours for the pool. Rob will have a separate tracking spreadsheet that will entail just the junior pool only. When the pool concludes, he'll present the year end usage numbers to the board to discuss adjusting pool operating hours for 2023.

Steve Cooper: 66 Jonquil Drive owner Steve Cooper was in attendance to see how the master board meetings were structured. Mr. Cooper had a question regarding policy enforcements. The board mentioned that each clusters respective property manager is responsible for enforcement of each clusters specific rules and regulations as well as the master boards. Since his question was cluster specific, the board advised for him to address his concern and question with his cluster manager.

Financials: Bill reviewed the June 2023 financials. Gary and Larry asked Rob to reach out to Adtell and request credit for the added payroll hours that the association needed to absorb in order to reprogram all of the pool key fobs. Bob inquired regarding a \$7,128.00 accounts receivable notation. Rob mentioned he will look into that accounts receivable notation and circle back around to him. Bill mentioned that the board has a CD coming mature in October and for the interest rate that CD's are paying, the association can move this into a money market account that will return the same level of interest. Rob and Bill reviewed with the board the existing interfund account. Rob explained to the board that based upon his research, he can pinpoint \$40,000 of the \$62,000. The other \$22,000 Rob explained that it's most likely due to missed monthly reserve contributions from prior years. Larry asked if we can pay back the \$40,000, if there was a way to "write off" the balance due. Rob will reach out to the independent auditor for further information and will provide an update at the August board meeting. Yan made a motion to approve the financials & audit, Russ seconded it, financials approved 7-0.

Proposals:

Linked Alarms: Rob presented and reviewed with the board the proposal from Linked Alarms to update the current security/fire alarm system. The board advised that they would like to shop this service around. Rob will reach out ADT and Slomin's to obtain additional bids.

Pickleball Windscreens: Rob revisited prior pricing for windscreens on the Pickleball Courts. Rob and Gary discussed the benefits of the windscreens to assist in cutting down the amount of wind given how open the area is. After a brief discussion, the board asked to table this item to possibly further down the road.

Management Report:

- Carroll Engineering Update for Recreation Area.
- Pickleball Court Completion Announcement. Grand Opening and Ribbon Cutting Ceremony was held on Thursday, July 20th. Pictures will be in the next newsletter and an email blast will be sent out.
- Updated Rules and Regulations to prohibit Fireworks in the Recreation Area recommendation.
- Removal of three (3) trees in the recreation area. One tree was dead (recreation entrance sign), one uprooted by volleyball court due to storm on July 8th and the other splintered in 1/2 from the July 16th storms.
- Lucas Plumbing Service calls for clogged Powder Rooms.
- Replacement of the three (3) pool pavilion fans
- Fox Pool LLC Contract Renewal Discussion
- June 2023 Pool Usage Review
- September Garage Sale Update.

Old Business:

None

New Business:

- Russ advised the board that a new federal law will be passed soon permanently allowing the usage of short wave radios and associated antennas.
- Tobi inquired regarding the rules and regulations for "For Rent" signs. She's aware that the master board allows one "For Sale" sign but wanted to know about "For Rent" signs. After checking, the master board does allow both a "For Sale" and "For Rent" sign to be published on the owners property.

Russ made a motion to adjourn the meeting at 9:48pm. Bill seconded the motion.
The next meeting is tentatively scheduled for Wednesday, August 23rd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By , Secretary 23 AUG 2023 Date