

NEWTOWN GRANT MASTER ASSOCIATION

July 28th, 2026

MEETING MINUTES

The executive meeting was called to order at 7:05pm by Bob Shaw (Larry Schorr arrived around 7:15pm). In attendance are Larry Schorr (7:15pm), Bob Shaw, Brad Bernstein, Elise Bernstein, Terry Halper, Paul Sabol, Yan Sandler and Bill McManimon. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

June 24th Meeting Minutes: Elise made a motion to accept the June 24th Board Meeting Minutes Bill seconded the motion, minutes accepted and approved 5-0-2 (Paul and Terry).

June Financials: Bill reviewed June financials with the board. The master has a month-to-date positive variance of \$12,996 with a positive year-to-date variance of \$4,792. The Recreation Fees GL (65350) were combined with the Activities Income GL (65333) as they are one in the same. The association had a monthly income surplus of \$7,096 compared to what was budget and a year-to-date income surplus of \$11,913. KLM Janitorial Services did not bill the association in the month of June for the daily bathroom cleaning so a corrective invoice may be provided later in the year. Bob made a motion to accept the financials, Paul seconded the motion, financials approved and motion accepted 8-0.

Proposals:

Lopez Landscaping Lawn Care Application Contract Addendum: Rob spoke with the board regarding an addendum to the current Lopez Landscaping Lawn Care Application where the treatments would increase from 3 to 4. After a discussion, the board has decided to not move forward with adding a 4th treatment, instead, they would like to eliminate the summer fertilization and apply a fall fertilization treatment instead for 2027 and 2028.

KLM Janitorial Contract Proposal for 2027-2028.: Rob presented a new two-year janitorial contract proposal from KLM. The weekly and per diem pool bathroom cleaning would see a 5% increase in 2027 but no increase for 2028. The total janitorial cost for 2027 would be \$14,200, however since we do not have the Council Rock 2027-2028 school calendar, the 2028 service contract cannot be determined at this time. Yan made a motion to accept the 2027-2028 KLM Janitorial Contract Proposal, Brad seconded the motion, proposal approved and motion accepted 8-0.

Marigold Island 2027 Monkey Grass and Salvia Proposal: Rob passed along a proposal from Lopez Landscaping to remove all the Salvia and Monkey Grass in the four endcaps in the islands on Marigold Drive for \$1,900.00. Salvias and Monkey Grass would be transplanted to other areas that need filling in, and not all of them discarded. Bill made a motion to accept the proposal providing Lopez Landscaping updates the verbiage in the proposal to transplant the vegetation and not discard all of it for the list price of \$1,900, Paul seconded the motion, proposal approved and motion accepted 8-0 pending updated verbiage.

Lemus Construction New Window for Recreation Manager Office: Rob discussed with the board the window in the recreation manager's office is rotted and needs to be replaced. Lemus provided a window replacement proposal for \$2,300.00 to replace the current window with a new Anderson 400 Series window that will be vinyl capped on the exterior. Elise made a motion to accept the Lemus

Construction Window Replacement Proposal, Paul seconded the motion, proposal approved and accepted 8-0.

Trail Electric Light Replacement for Recreation Manager Office: Rob also discussed replacing the two original tube lights with new LED lights for \$895.00 from Trail Electric. Paul made a motion to accept the Trail Electric Proposal, Bill seconded it, proposal approved and accepted 8-0.

2027 Outdoor Pool Replaster Contract Proposal Bids: Rob showcased four proposal bids received to replaster the big outdoor pool for 2027. After reviewing the bids, the board narrowed down the options between Millennial Pools (\$140,100 bid) and Fox Pools (\$120,000 bid). The board had two follow-up questions they asked Rob to present to both companies prior to making a final decision. Rob will present the questions to both companies and will present their responses at the August board meeting.

Management Report

- a. Society Place Dumping to Master Rules (Society Place dumpsters will be included in the illegal dumping regulations for residents that do not reside in Society Place)
- b. Fireworks Restrictions (Rob will obtain the official legal guidelines for usage of fireworks to be presented to the board at the August meeting)
- c. Outdoor Pool Robot Vacuum Motor (Motor to be replaced as it is under warranty)

- e. 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.)
- f. E-Bikes and Dirt Bikes Discussion Follow Up (Continued to be published in the association newsletter. Usage issues have substantially decreased within the recreation area since it was first communicated to the association)
- g. June 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:

-Chesterbrook Academy agreed to the association's guidelines for using the clubhouse as a safe haven in the event of an emergency. Chesterbrook will provide Rob with the appropriate insurance requirements per the agreement.

New Business:

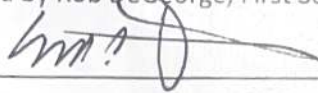
-Bob asked each cluster to put into their budgets having the street weeds sprayed. The Township will not take care of it and as such, it should be each cluster's responsibility to address the weeds were awful within certain clusters.

Bill made a motion to adjourn the meeting at 9:45pm. Terry seconded the motion.

The next meeting is scheduled for Wednesday, August 26th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By:



Secretary

10-28-2026

Date