

NEWTOWN GRANT MASTER ASSOCIATION

August 27th, 2025

MEETING MINUTES

The executive meeting was held in the banquet room and called to order at 7:50pm by Larry Schorr. In attendance were Larry Schorr, Russ Consentino, Gary Meltzer, Andreas Wiersbitzky, Bill McManimon, Elise Bernstein and Brad Bernstein. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

June 25th 2025 Board Meeting Minutes: Bill made a motion to approve the June 25th meeting minutes with an edit of "object" to "comment" regarding open forum to the proposed sign amendment change, Elise seconded the motion, minutes approved 4-0-3 (Gary, Russ and Andreas).

July 23rd 2025 Board Meeting Minutes: Russ made a motion to approve the July 23rd meeting minutes with the additionally information regarding the discussion that was held regarding a landscape design plan for the Marigold Entrance Islands. Andreas seconded the motion, minutes approved 3-0-4 (Elise, Brad, Bill and Larry).

July Financials: Bill reviewed the July financials with the board. July produced a monthly positive variance of \$12,566 with a year to date positive variance of \$31,680. Rob mailed out a check for \$5,000 that was cut from Penn Community Bank that will eliminate the remaining interfund balance to which will be reflected on the September financials. Rob mentioned that recreation overall payroll for the month was under despite the additional hours allocated to have one of the recreation staff serve as acting pool manager on Tuesday's and Thursday's. There were no reserve expense items paid out for the month of July and only the purchase of the new robot pool vacuum was paid out of working capital. Elise made a motion to accept the financials, Brad seconded the motion, financials approved and motion accepted 7-0.

Master Board 2024 Audit: Bill reviewed the Master Board 2024 audit. Unlike 2023, the actual audit and associated income tax payment was on point. The association will receive a small \$151.00 tax refund via check later in the year. Andreas made a motion to approved the 2024 audit, Russ seconded the motion, 2024 association audit approved and accepted 7-0.

Proposals:

Marigold Entrance Island Tree Replacement Project: Rob presented two tree replacement options for Marigold Entrance Islands with three (3) bids. After a discussion, Elise made a motion to accept the proposal by Shade of Green for \$19,994.20 to remove and stump grind all Bradford Pear Trees on Marigold Drive and replace with new Maple Trees, Andreas seconded the motion, Marigold Entrance Island Tree Replacement Project accepted and awarded to Shades of Green 6-1 (Gary).

South Drive Bradford Pear Tree Removal Proposal: Russ made a motion to the secondary proposal from Shades of Green pending an additional \$800.00 reduced proposal contract to remove the existing Bradford Pear Tree in the 1st tree line on South Drive for \$7,420 (\$6,620 new confirmed price), Brad seconded the motion. South Drive Bradford Pear Tree Removal Proposal accepted and awarded to Shades of Green 7-0.

Marigold Entrance Island Landscaping Proposal: Rob presented two proposals and two designs for new landscaping features at the tips of Marigold Entrance Islands. After further board discussion, the board decided to table this project until the associated Bradford Pear Tree Removal Projects on Marigold and South Drive have been completed.

Management Report:

- a. Window Fan Discussion? Is it a Window AC Unit?
- b. Removal of Bradford Pear Tree by Volleyball Court
- c. Habitat for Humanity Donation of Conference Room Chairs
- d. Pickleball Court Crack Repair/Repainting
- e. Pickleball Court Key Access System and Online Court Registration
- f. Recreation Area Walking Path Update
- g. Newtown Grant No Solicitation Signs Upgrade
- h. July Outdoor Pool Tracking Usage
- i. July Junior Pool Tracking Usage
- j. Annual Garage and Yard Sale Saturday, September 6th; Rain Date Sunday, September 7th
- k. E-Recycling Event with Goodwill Saturday, October 18th from 8:00am – 1:00pm.

Upcoming Projects:

- a. 2025 - 2027 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. 2026 or 2027 Marigold Entrance Island Tree Project (Operating)
- g. 2027 Outdoor Main Pool Plaster Project (Reserve) \$75,000 - \$130,00
- h. 2027 New Pool Cover for Large/Main Pool (Reserve) TBD

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:

-None

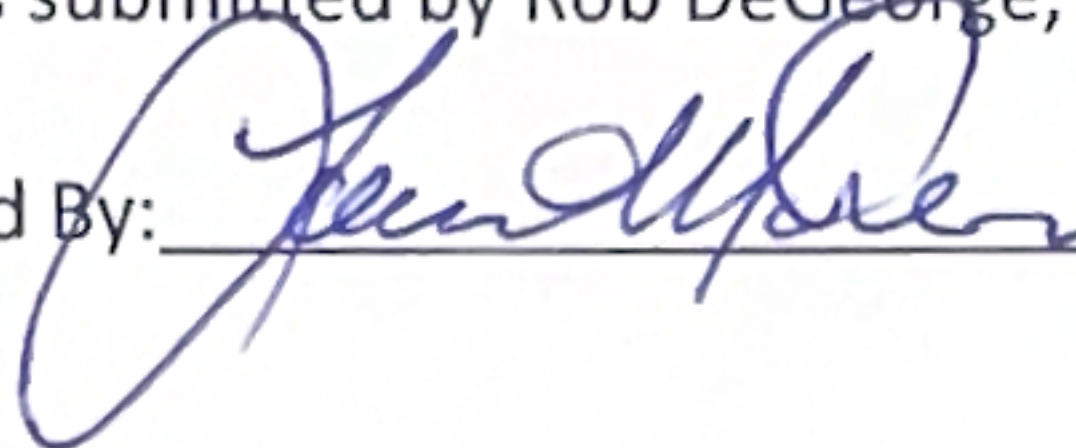
New Business:

- Larry asked the board if the board is okay putting an article in a future newsletter to solicit volunteers for the upcoming Robert Ridge Park Project. Project will involve converting the current park into a meadow. Board agreed to do so.
- Rob asked the board if they would like for him to send out a communication to residents regarding property vehicle locking in the evening due to the most recent instances of vehicle thefts due to vehicles

being left unlocked. Board agreed for Rob to send out a communication and to use what Newtown Township published in a recent Newtown Patch article.

Russ made a motion to adjourn the meeting at 10:07pm. Andreas seconded the motion. The next meeting is scheduled for Wednesday, September 24th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary Paul DeGeorge 10/22/25 Date