

NEWTOWN GRANT MASTER ASSOCIATION
September 24th, 2025
MEETING MINUTES

The executive meeting was called to order at 7:05pm by Bob Shaw. In attendance were Bob Shaw, Elise Bernstein, Brad Bernstein, Yan Sandler, Peggy White and Bill McManimon. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

August 27th Open Forum Meeting and August 27th Executive Meeting Minutes: Minutes tabled until October meeting due to insufficient voting quorum

August Financials: Bill reviewed the August financials with the board. August produced a monthly positive variance of \$1,489 with a year to date positive variance of \$33,170. Bill mentioned that as off the meeting, the long term interfund was paid off and will be reflected on the September financial report. Rob announced to the board that the association will be receiving a return credit from Fox Pool's in the amount of \$9,920.00 from this past summer. Elise made a motion to accept the financials, Yan seconded the motion, financials approved and motion accepted 6-0.

Master Board 2026 Proposed Budget: Bill reviewed discussed with the board the proposed 2026 master board budget. Due to prior underfunding of the reserve account and the projects that have need to be and are in need of replacement, Bill suggested to increase contributions to the reserve fund by another \$35,000. Between the increase contribution to the reserve study and increase of operating services, the 2026 Newtown Grant Master Board Budget would be raised by \$9.00 per unit per quarter or \$36.00 per unit for the year. Brad made a motion to accept the 2026 proposed budget with the \$9.00 per quarter increase, Elise seconded the motion, the 2026 master board budget to which calls for a \$9.00 per quarter per unit increase/\$36.00 per unit per year increase is approved and accepted 6-0.

Proposals:

Frankford Umbrella Junior Pool Restrapping Proposal: Rob presented a price quote from Frankford Umbrella in the amount of \$8,602.96 to re-strap all of the junior pool dining chairs and chaise lounges as the association begins a long term pool furniture improve project. Restrapping cost will be offset by the \$9,920 outdoor credit from 2025. Bill made a motion to accept the restrapping proposal, Yan seconded the motion, restrapping proposal of \$8,602.96 by Frankford Umbrella is approved and accepted 6-0.

2026 Frankford Umbrella New Umbrella Purchase Proposal: Rob showcased a proposal from Frankford Umbrella to purchase six (6) new umbrellas for the main outdoor pool for \$2,419.08. Peggy made a motion to accept the purchase proposal, Bill seconded the motion, six (6) new outdoor pool umbrella purchase for \$2,419.08 approved and accepted 6-0.

2026 Leisure Creations New Outdoor Pool Table Proposal: Rob displayed a proposal from Leisure Creations to purchase six (6) new replacement outdoor pool tables and bases for the main outdoor pool for \$5,820.93. Peggy made a motion to accept the purchase proposal, Bill seconded the motion, six (6) new outdoor pool umbrella purchase for \$5,820.93 approved and accepted 6-0.

2025 Falcon Engineering Reserve Study Update Proposal: Rob reviewed with the board a proposal from Falcon Engineering to update the master board's reserve study to which has not been updated since 2022 for \$3,495.00. Bill made a motion to accept the reserve study update proposal from Falcon Engineering, Peggy seconded the motion, reserve study update proposal from Falcon Engineering in the amount of \$3,495.00 approved and accepted 6-0.

2025 Summer Bonus for Mitchell Petrosian: Rob suggested to provide a summer bonus of \$1,000.00 to recreation team member Mitchell Petrosian who acted as a fill in pool manager throughout the summer on days when the pool management company was not able to schedule a pool manager. Peggy made a motion to provide Mitchell Petrosian an end of summer bonus in the amount of \$1,000.00, Bill seconded the motion, end of summer bonus in the amount of \$1,000.00 for Mitchell Petrosian approved and accepted 6-0.

Newtown Grant Sign Policy Amendment: The board reviewed updated changes to the proposed sign policy amendment based upon public feedback from the August 27th board meeting as well as professional guidance from the associations legal counsel. Peggy made a motion to accept and move forward with the new sign policy amendment by the master board, Bill seconded the motion, new sign policy amendment approved and accepted 5-1 (Bob Shaw objected).

Management Report

- a. Recreation Area Walking Path Update (Completed)
- b. Marigold Entrance Island Tree Replacement Update (Early to Mid-October)
- c. South Drive Pear Tree Removal Update (Early to Mid-October)
- d. Junior Pool Old Picnic Table Removed (Completed)
- e. Soil, Aerate and Reseed Junior Pool (Week of September 22nd)
- f. Fall Mums Installation (End of September)
- g. Pickleball Court Crack Repair/Repainting (Completed)
- h. 43 Honey Locust Privileges Suspension
- i. 34 Amaryllis Lane Privileges Suspension and \$500.00 Fine
- j. August and End of Year Outdoor Pool Tracking Usage
- k. August and End of Year Outdoor Junior Pool Tracking Usage
- l. Annual Garage and Yard Sale Saturday, September 6th (82 spots and 23 table rentals)
- m. E-Recycling Event with Goodwill Saturday, October 18th from 8:00am – 1:00pm.
- n. Bob Pollet Compliment

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:

-None

New Business:

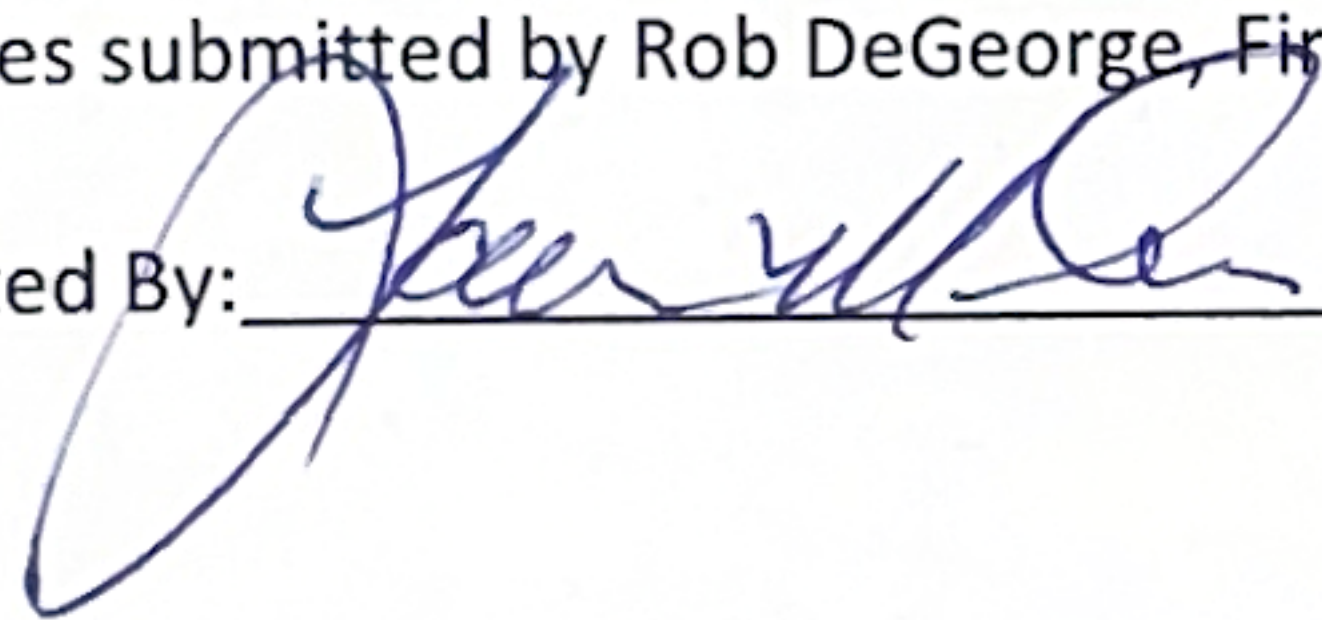
- Brad asked the board and Rob if he can reach out to legal counsel regarding what restrictions (if any) can the master board put in place to curb the amount of properties being purchased and used as rental properties. Rob will reach out to legal counsel and follow up at the next board meeting with possible solutions.

-Yan 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.

Yan made a motion to adjourn the meeting at 9:38pm. Bill seconded the motion.
The next meeting is scheduled for Wednesday, October 22nd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: _____



President
Secretary

10/22/25

Date