

NEWTOWN GRANT MASTER ASSOCIATION

July 23rd, 2025

MEETING MINUTES

The meeting was held in the conference room and called to order at 7:02pm by Bob Shaw. In attendance were Bob Shaw, Russ Consentino, Gary Meltzer, Andreas Wiersbitzky and Yan Sandler. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

June 25th 2025 Board Meeting Minutes: Minutes tabled due to insufficient quorum.

June Financials: Rob reviewed the June financials with Bill's absence. Monthly negative variance of \$2,782 with a year to date positive variance of \$19,114. All GL's either hitting or exceeding 2025 budgeted numbers. Existing interfund has been reduced to \$12,962 with a \$5,000 transfer reflective on July financials and another transfer of \$2,962 which will be reflective on August financials. Rob anticipates to have the interfund paid off by middle to late Fall. Yan made a motion to accept the financials, Bob seconded the motion, financials approved and motion accepted 5-0.

Proposals:

Fox Pool Contract Proposals: Rob presented a new two year Fox Pool Management contract proposal. Contract numbers are based off of the adjusted lifeguard staff scheduling hours. Contract price in 2026 will be \$120,750 and in 2027 it will be \$118,750. Andreas made a motion to accept the two year Fox Pool Management Contract Proposal, Yan seconded the motion, new two year Fox Pool Management Contract accepted and awarded to Fox Pool Managed 5-0.

Lopez Landscaping 2026-2028 Dog Clean Up Proposals: Yan made a motion to accept the new three year dog clean proposal from Lopez Landscaping in the amount of \$12,460 (yearly contract price per year will remain the same), Russ seconded the motion. New three year Lopez Landscaping Dog Clean Up Proposal accepted and awarded to Lopez Landscaping 5-0.

Forsyth's Landscaping Design Proposal: Rob put forth a proposal agreement from Forsyth's Landscaping Design to create a landscape design proposal for Marigold Drive as well as a design proposal for clubhouse entrance for \$2,100. Board opted to table the proposal at this time.

Janitorial Clubhouse Contract Proposals: Rob reviewed three janitorial clubhouse contract proposals with the board. Bob made a motion to accept the KLM Commercial Cleaning Janitorial Contract Proposal, Yan seconded the motion, 2026 clubhouse janitorial cleaning contract awarded to KLM Commercial Cleaning (\$140.00 per full day clean and \$80.00 per day bathroom clean) 5-0 .

Discount Welding and Repair Trash Can Replacement Proposal: Rob put forth a proposal agreement from Discount Welding and Repair to replace the South Drive mesh can only an to replace the entire mesh can along with the base for the can in front of the playground in the amount of \$3,430.00 Gary made a motion to accept the replacement proposal, Andreas seconded the motion, replacement proposal by Discount Welding and Repair accepted 5-0.

Management Report:

- a. Removal of two dead Crab Apple Trees in Clubhouse Parking Lot
- b. Solicitation Update
- c. 4th of July Pool Incident Update
- d. Tennis Court Reconstruction Project Update
- e. Pickleball Court Crack Repair/Repainting
- f. Pickleball Court Key Access System and Online Court Registration
- g. Recreation Area Walking Path Update
- h. New Pool Managers Ben (5 days a week) and Mitch (2 days a week)
- i. New Outdoor Pool Robot Vacuum
- j. June Outdoor Pool Tracking Usage
- k. 2025 Private Swim Lessons – T/TH starting at 10:00am & M-TH from 4:00pm-7:00pm through August 18th
- l. 2025 Summer Aquacise Classes – T/TH @ 10:00am & W @ 7:00pm through August 18th.
- m. Annual Garage and Yard Sale Saturday, September 6th; Rain Date Sunday, September 7th

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)
- d. 2026 Clubhouse Entrance Concrete Replacement (TBD Reserve)
- e. 2026 Outdoor Pool Concrete Deck Slabs Replacement (TBD Reserve)
- f. 2026 Clubhouse Trash Enclosure (Reserve) \$20,000 - \$35,000
- g. 2026 or 2027 Marigold Entrance Island Tree Project (Operating)
- h. 2027 Outdoor Main Pool Plaster Project (Reserve) \$75,000 - \$130,00

Contracts:

- a. Fox Pool Management – December 2025
- b. TW Maintenance – December 2025
- c. Lopez Landscaping (Snow/Landscaping) – December 2028

Old Business:

-Gary reiterated his desire to have a landscape designer draw up a new version of the Marigold Entrance Islands with new trees and updated landscaping in the island tips. Gary believes an overall and comprehensive plan should be done for these projects.

New Business:

- Yan asked board if a notice can be sent out to remind/instruct residents not to blow grass clippings into the road. Clippings end up either clogging or finding their way into the stormwater system.

Andreas made a motion to adjourn the meeting at 9:15pm. Yan seconded the motion.
The next meeting is scheduled for Wednesday, August 27th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: Lawrence M. Schorr, President 27 August 2025 Date