

NEWTOWN GRANT MASTER ASSOCIATION
December 3rd, 2025
MEETING MINUTES

The executive meeting was called to order at 7:00pm by Larry Schorr. In attendance were Larry Schorr, Bob Shaw, Elise Bernstein, Brad Bernstein, Yan Sandler, Bill McManimon, Gary Meltzer, Russ Consentino, Paul Sabol, George Assouad and Yan Sandler (arrived 7:15pm). Also in attendance was First Service Residential Community Manager Rob DeGeorge.

October 22nd Meeting Minutes: Brad made a motion to accept the October 22nd Board Meeting Minutes, Russ seconded the motion, minutes accepted and approved 9-0.

October Financials: Bill reviewed the October financials with the board. October produced a monthly negative variance of \$21,503 (due to the Marigold Island Tree Replacement Project and South Drive Tree Removal Program) with a year-to-date positive variance of \$25,261. Bill highlighted that current interest rates have continued to drop. Interest rates at the peak were around 4.75% and have now fallen to around 3.40%. Elise suggested the board consider opening a short-term 6- or 9-month CD that may produce a better rate. Rob mentioned he will reach out to obtain the CD rates from First Service Residential plus will contact Penn Community Bank. Elise made a motion to accept the financials, George seconded the motion, financials approved and motion accepted 10-0.

Proposals:

South Drive Tree Replacement Project Proposal: Rob showcased three different tree options for the South Drive Tree Replacement Project from Shades of Green. After discussion, the board eliminated Crape Myrtles and Appalachian Red Buds. The board asked Rob to obtain new pricing from Shades of Green for either A) All Oak Trees, B) All Maples Trees or C) Combination of Maple and Oak Trees to be presented at the January 28th, 2026, meeting.

Conference Room Improvement Project Proposals: Rob presented an all-in proposal amount of \$6,153 to remove the current tube lights with new LED's (\$2,420 proposal from Trail Electric) repaint the entire conference room (\$2,175 proposal from Don Kaiser Painting) and install new window treatments (\$1,558 proposal from Made In The Shade). Bill made a motion to accept the proposals to improve the conference room, Brad seconded the motion, proposal approved and accepted 10-0.

Newtown Grant Compliance and Enforcement Resolution Amendment: Rob reviewed the Newtown Grant Compliance and Enforcement Resolution Amendment with the board. Bill made a motion to accept, Paul seconded the motion, motion to accept the new compliance and enforcement resolution accepted 9-1 (Gary). Gary stated that the motion should not be accepted because the resolution states that amendment needs to be "unanimously" accepted. The board asked Rob to speak with legal counsel to which per legal counsel, the resolution amendment does not need to be unanimous. The resolution amendment can be adopted as of December 3rd, 2025, providing the amendment was presented and reviewed at a board meeting to which legal counsel removed the word unanimous from the resolution amendment.

Management Report

- a. Deer Fencing around Newly Planted Trees on Marigold, South and North Drive due to Buckrub.
- b. Tennis Courts Key Card and Video Surveillance Installation Update

- c. Josh Mindlin -32 Amaryllis Lane Violation Fine UPDATE
- d. Newtown Grant Compliance and Enforcement Resolution Amendment
- e. Newtown Township "No Through Traffic" Signs Request Denied – Road are collector roads and cannot be restricted to residents only.
- South Drive Bridge Graffiti Cleaning
- f. Delaware Valley Paving Crack Repair for Newtown Grant Parking Lots g. Newtown Rescue Squad CPR and Stop the Bleed Event Follow Up
- h. American Red Cross Blood Drive Thursday, December 11th 2:00-7:00pm
- i. Girl Scout Daisy Troup Meeting Request for twice a month in clubhouse on the 2nd and 4th Tuesday

Upcoming Projects

- a. 2025 - 2026 South Drive Island Tree Project (Operating)
- b. 2025 – 2026 Tennis Court Key Access and Video Monitoring Installation (Capital) \$38,783.34
- 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:

- Brad discussed with the board the importance of the master association pursuing drafting a master resolution to put restrictions on newly purchased units becoming rental properties. Rob had already spoken with Stefan Ricther to which Stefan recommended provisions on rentals should be addressed by each cluster. Rob will circle back around to Stefan regarding this in advance of the January 2026 meeting.

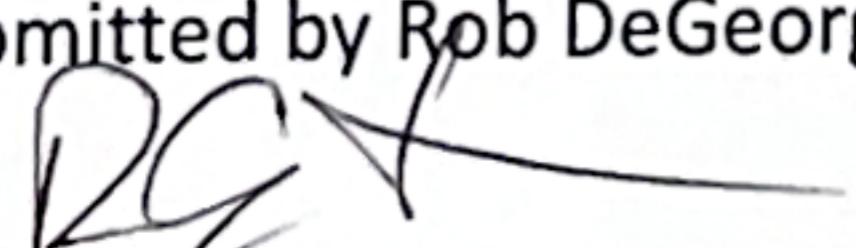
New Business:

- Rob recommended that the master board should hold officer elections and reorganize at the January 28th meeting. Master Board has not held officer elections and reorganized in a few years. Currently, the Secretary position is an open officer position.

Yan made a motion to adjourn the meeting at 9:13pm. Russ seconded the motion.
The next meeting is scheduled for Wednesday, January 28th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By:



,Secretary

Date 1/26/26