

NEWTOWN GRANT MASTER ASSOCIATION
September 23rd, 2026
MEETING MINUTES

The executive meeting was called to order at 7:00pm by Larry Schorr. In attendance are Larry Schorr, Brad Bernstein, Elise Bernstein, Bob Shaw, Russ Consentino, Gary Meltzer and Peggy White. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

July 28th & August 26th Meeting Minutes: Meeting minutes are tabled due to lack of quorum to approve.

August Financials: Rob reviewed August financials with the board. Rob highlighted that all but two income GL's have either hit or exceeded the yearly budgeted income allocation. The master has a month-to-date positive variance of \$9,878.00 with a positive year-to-date variance of \$18,573. Rob also disclosed to the board that the association received a final credit of over \$11,000.00 from Fox Pool Management. As a result, the final September payment will not be needed plus they provided Rob with a difference credit check of \$570.00. Brad made a motion to accept the financials, Bob seconded the motion, financials approved and motion accepted 7-0.

2025 Newtown Grant Master Board Audit: Rob presented the 2025 Master Board Audit and Tax Return Filing Report to the board. The report was straightforward, and the association is entitled to refund check of \$2.00.

Proposals:

2027 Frankford Umbrella Five New Outdoor Pool Umbrellas Purchase Proposal for \$2,013.68: Rob presented a purchase proposal from Frankford Umbrella to purchase five new umbrellas for \$2,013.68 to replace five old and broken ones. Peggy made a motion to accept the proposal from Frankford Umbrellas, Brad seconded the motion, proposal approved and motion accepted 7-0.

2027 Leisure Creation Five New Outdoor Pool Tables and Umbrella Stand Purchase Proposal for \$5,082.59: Rob also presented a proposal from Leisure Creations to purchase five new outdoor pool tables and umbrella stands for \$5,082.59. Peggy made a motion to accept the proposal from Leisure Creations, Brad seconded the motion, proposal approved and motion accepted 7-0.

2027 Junior Pool Replaster, New Tile and New Coping Stone Proposal: Rob reviewed with the board a proposal from Fox Pool Management to resurface and replace the water tiles and coping stones for the Outdoor Pool Junior Pool. The board decided to table the proposal at this time.

Lemus Construction Clubhouse Roof Inspection: Rob displayed the recent Lemus Construction Roof Inspection. The clubhouse roof was deemed to be in poor shape and recommended replacing the roof. Rob spoke with the board about multiple items that need to be replaced on the clubhouse exterior. Rob has already submitted a request to meet with Lemus Construction to walk the exterior of the clubhouse and obtain a detailed replacement cost.

2027 Newtown Grant Master Leasing Fee Resolution: Rob discussed with the board the new 2027 Master Association Leasing Fee Resolution Amendment. Rob advised that if the board wishes to move forward with this resolution amendment, the association will need to communicate this to the residents and provide them with a 30-day review window to which at the next meeting residents will have the opportunity to provide feedback to the board. Brad made a motion to accept the new leasing fee resolution amendment, Russ seconded the motion, Newtown Grant Master Leasing Fee Resolution Amendment approved and motion accepted 7-0. Residents will be providing the opportunity to provide public comment at the October 28th Master Board Meeting.

Management Report

1. Replace Three Trees along South Drive (Two Oak and One Cherry Early October)
2. 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. Fawnhollow, Pheasant Walk and Estates IV in October)
3. Recreation Manager Office Window and Light Replacement Complete
4. Locker Room Ceiling Repair and Repainting Completed
5. Fall Mum Installation Week of September 28th
6. August, September and Year End Outdoor Pool Tracking Usage
7. Outdoor Pool Covers Returned and Winterized

9. Newtown Grant Annual Garage/Yard Sale; Saturday, September 19th (70 spots, parked 201 cars with total car traffic closer to 400)

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:

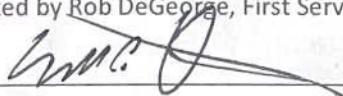
-None

New Business:

-None

Russ made a motion to adjourn the meeting at 8:20pm. Brad seconded the motion.
The next meeting is scheduled for Wednesday, October 28th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: , Secretary 10-25-2026 Date