

NEWTOWN GRANT MASTER ASSOCIATION  
September 25<sup>th</sup>, 2024  
MEETING MINUTES

The meeting was held in the conference room and called to order at 7:03 PM by Bill McManimon. In attendance were Russ Consentino, Rich Selah, Elise Bernstein, Bill McManimon and Gary Meltzer. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

**August 28<sup>th</sup> Board Meeting Minutes:** Bill made a motion to approve the minutes, Elise seconded it, motion passed 5-0.

**Financials:** Bill reviewed the August financials with the board. Bill again expressed to the board that he didn't have much to comment on as that the monthly financials were pretty good. The month of August saw a positive variance of \$5,065 with a year to date negative variance of \$651.00. Rob explained to the board that we were 2<sup>nd</sup> and 3<sup>rd</sup> quarter heavy on some GL lines to which would course correct in the back half of the year. Rob reminded everyone that the \$5,589 operating to reserve transfer of funds to reduce the interfund will be noted on the September financials. Rob also explained to the board, that we will see about a \$5,000 credit on the September financials for the pool management contract due to days where the pool closed either for the full day or half day for weather and associated credits for lifeguard shortages. Bill also spoke to the board about the completion of the 2023 audit to which we will receive a refund in overpayment of associated taxes by \$9,000. Rich made a motion to accept the financials, Russ seconded it, motion approved 5-0.

**Capital Contribution Amendment** - Rob explained to the board that after speaking with legal counsel, the master board is able to make an amendment to the governing documents to which, at the time of settlement of a resale property, the buyer would make a one time capital contribution equal to the yearly general master assessment from the most recent fiscal year. The current capital contribution is one quarter the amount of the general assessment. Once the amendment has been drafted by legal counsel, a communication must be sent out to all Newtown Grant unit owners regarding the amendment to the governing documents. Russ made a motion to move forward with the amendment to, Gary seconded it, motion approved 5-0.

**Proposals:**

**2025-2027 Adtell Access Control and Video Surveillance Contract Agreement:** Russ made a motion to renew the Adtell Access Control and Video Surveillance Renewal Contract at the yearly rate of \$5,430 from 2025-2027, Rich seconded the motion, contract accepted 5-0.

**2025 Outdoor Pool Furniture Proposals:** Rob presented proposals of \$2,543.58 from Frankford Umbrellas to purchase 7 new 9 foot outdoor pool umbrellas for the Junior Pool and \$9,260.07 from Leisure Creation to purchase 11 new 42 inch round outdoor pool tables and 7 square outdoor pool furniture bases for the Junior Pool as well as we work on outdoor pool replacement/improvements. Russ made a motion to accept both proposals, Elise seconded it, proposals from Leisure Creation and Frankford Umbrella accepted 5-0.

**Shades of Green Tree Trimming, Lifting, Canopy Thinning and Removal Proposal:** Rob reviewed with the board a proposal from Shades of Green in the amount of \$6,675 trimming, lifting and canopy thinning of 15 trees located in Recreation Area, plus a removal of one dead Oak Tree off of Recreation Drive. Rich

