

NEWTOWN GRANT MASTER ASSOCIATION  
June 26<sup>th</sup>, 2024  
MEETING MINUTES

The meeting was held in the conference room and called to order at 7:03 PM by Larry Schorr. In attendance were Larry Schorr, Yan Sadler, Russ Consentino, Bob Shaw, Elise Bernstein, Bill McMaimon and Gary Meltzer. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

**May 22<sup>nd</sup> Board Meeting Minutes:** Yan made a motion to approve the minutes, Bob seconded it, motion passed 6-0-1 (Bill).

**Financials:** Bill reviewed with the board the non-exempt income vs expense spreadsheet that he and Rob constructed for Frank April. Spreadsheet was submitted over 3 weeks ago and we are still awaiting a final rough draft of the 2023 audit. Mr. April should have already submitted the paperwork for the association to recoup most, if not all of the \$15,000 IRS tax bill that was paid in April. May financials were discussed with the board. The month was on point with original schedule budget. Pool Repairs was over for the month due to the electrical that was needed in order to pass the inspection. Month of May ended with a positive variance of \$835 and a yearly negative variance of \$3,442. Bill made a motion to accept the financials, Yan seconded it, motion approved 7-0.

**Proposals:**

None for the month of May.

**Management Report:**

- a) Recreation Area Paving Update.
- b) Line Striping Week of July 8<sup>th</sup>
- c) Lopez Landscaping Street Weeds Application on Thursday, 6/20
- d) Purchased and Waiting Installation Of New "Private Property...Pickleball Court Usage for Newtown Grant Residents ONLY" signs.
- e) Begun Conversations with ADT for Access Control and Video Surveillance Takeover. Outdoor Pool Public Bathing Certificate Approval from Bucks County Health Department for 2024 Season.
- f) Outdoor Pool Now Open 7 Days until Monday, September 2<sup>nd</sup>.
- g) Outdoor Pool Granny Pass and Guest Pass Charge Age Limit.
- h) May Outdoor Pool Usage Tracking
- i) Water Aerobics started on Tuesday, June 18<sup>th</sup>. Tuesday and Thursdays from 6/18 – 8/22. Cost is \$5.00 per person.
- j) Flick N Float on Saturday, June 29<sup>th</sup> at 8:00pm. \$5.00 per person. Popcorn, Water, Soda and Candy for \$1.00 (weather permitting).
- k) Jim Catozzi Memorial Bench Donation by Appalachian Mountain Club
- l) Annual Garage/Yard Sale scheduled for Saturday, September 7<sup>th</sup> with a Rain Date of Sunday, September 8<sup>th</sup>.

**Upcoming Projects:**

- a) Dumpster Enclosure Replacement (TBD)
- b) Clubhouse Entrance Concrete Replacement (TBD)
- c) Outdoor Pool Furniture Table/Umbrella Replacement and Chair Re-strapping Project (start Fall 2024)
- d) Outdoor Pool Pavilion Roof Replacement (2025)
- e) Outdoor Pool Pavilion Wood Siding Replacement (2025)
- f) Tennis Court (2025)

**Contracts:**

- a) Adtell - December 2024
- b) Lopez Landscaping (Waste Cans) – December 2024
- c) Fox Pool Management – December 2025
- d) Lopez Landscaping (Snow/Landscaping) – December 2025
- e) TW Maintenance – December 2025

**Old Business:**

None

**New Business:**

-Bill spoke about the Corporate Transparency Act that is scheduled to go into effect January 2025 to which would require members of the board to provide a government issued ID along with additional information to the Federal Government. This Act was designed to initially investigate small businesses who may be laundering money illegally and now it's been extended to homeowners association. A lawsuit has been filed by Community Association Institute (CAI) to relieve the obligation to file from Community Association Board Volunteers.

-Gary mentioned that depending on available surplus funds come the end of the year, there are still a number of trees that need to be addressed both in the Recreation Area and along South Drive.

Russ made a motion to adjourn the meeting at 8:28pm. Bob seconded the motion.  
The next meeting is tentatively scheduled for Wednesday, July 24<sup>th</sup> at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: REX, Secretary \_\_\_\_\_ Date 7/24/24