

NEWTOWN GRANT MASTER ASSOCIATION
April 24th, 2024
MEETING MINUTES

The meeting was held in the conference room and called to order at 7:00 PM by Larry Schorr. In attendance were Larry Schorr, Peggy White, Russ Consentino, Bob Shaw, Rich Selah, Elise Bernstein and Gary Meltzer. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

March 27th Board Meeting Minutes: Russ made a motion to approve the minutes, Peggy seconded them, motion passed 6-0-1 (Elise).

Parking Lot Bid Proposal: On Monday, April 15th, master board members reviewed six contractor bids for recreation drive replacement project. At the conclusion of that meeting, the board narrowed the finalists down to two (Delaware Valley Paving & L&M Paving). After a second round of reviews and discussion, Rich made a motion to accept the bid from Delaware Valley Paving, Russ seconded it, motion passed 7-0 with Delaware Valley Paving receiving the bid.

Financials: Rob reviewed the March 2024 financials with the board. For March, there was a monthly positive variance of \$11,451 with a year to date positive variance of \$12,025. We had a positive variance of \$5,361 due to no snow removal expenses for the month and had a positive variance of \$3,543 in landscaping. We also generated \$800 in banquet room rental review. Marketing, Newsletter and Website Costs were over budget for the month of March as the vendor was paid in March February for the current month as well as April. Recreation expenses were over budget in March due to the Spring Fling Easter Egg Hunt Event. Bob made a motion to approve the financials, Peggy seconded the motion, motion approved 7-0.

Proposals:

New Game Room Heat Pump: The board reviewed to proposals to replace the game room heat pump. The current pump is 15 years old, the blowing motor continually seizes, all of the freon has leaked out due to a leak in the system, plus, the unit uses freon the suppliers no longer carry. W.F. Smith presented a Lennox Pump for \$9,775 whereas Service First Presented a RunTru Pump for \$10,038 and/or ductless system for \$9,772. Board felt comfortable to stick with a traditional heat pump unit due to existing duct work. The RunTru option from Service First is slightly more expensive, however, it came with a better warranty. Russ made a motion to accept the RunTru Heat Pump proposal from Service First, Rich seconded it, motion and proposal accepted 7-0.

Shades of Green Clubhouse Tree Work Proposal: Rob presented the proposal in the amount of \$3,272.04 from Shades to Green to remove a Hemlock Tree that is abutting the clubhouse, a White Pine Tree that is hanging over the junior pool fence and a Pear Tree inside the junior pool fence. Shades of Green will also provide a chemical treatment to the Oak and Maples Tree directly in front of the clubhouse to address diseases that are to be managed. Rich made a motion to accept, Peggy seconded it, motion and proposal accepted 7-0.

Management Report:

- a) Service First HVAC Preventative Maintenance Completed for Clubhouse. Game Room Heat Pump Needs to be Replaced.
- b) North Drive and South Drive Entrance Island Tree Replacement and Reseeding Completed.
- c) DKC Construction Patched Clubhouse Entrance Concrete Holes.
- d) Outdoor Pool Summarization Completed on April 18th. Covers removed. Both pools drained and cleaned. Main Pool failed Electrical Inspection. Trail Electric on site Tuesday, April 23rd to correct items that failed.
- e) CSC Asphalt to Complete Outdoor Pool Deck Concrete Work by mid-May.
- f) Spring Cleaning Shredding Event Recap. Around 100 cars participated.
- g) Opening Day for Softball League on Monday, April 22nd.
- h) Newtown Grant Garage/Yard Sale. Saturday, September 7th @ 8:00am. Rain Date-Sunday, September 8th
- i) Jim Catozzi Memorial Bench Donation by Appalachian Mountain Club. Board elected to have the Appalachian Mountain Club donate and install a bench dedicate to the memory of Jim Catozzi. Board would like to see the bench prior to installation. Board would like the club to select a location off of South Drive for them to approve.

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:

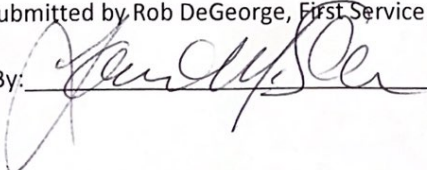
None

New Business:

-Gary and Rob mentioned that we have decided to table doing a teen/kids only pool event in early June. Gary and Rob were struggling with age restrictions and logistics. Board discussed about looking into creating a teen council for the teens within Newtown Grant to provide suggestions of activities that they would be interested in participating in.

Russ made a motion to adjourn the meeting at 8:20pm. Gary seconded the motion. The next meeting is tentatively scheduled for Wednesday, May 22nd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By:  Secretary 22 MAY 2024 Date