

NEWTOWN GRANT MASTER ASSOCIATION
March 27th, 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, Bill McManimon, Peggy White, Russ Consentino and Gary Meltzer. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

February 28th Board Meeting Minutes: Russ made a motion to approve the minutes, Bill seconded them, motion passed 4-0-1 (Peggy).

Financials: Bill reviewed the February 2024 financials with the board. For February, there was a monthly positive variance of \$1,158 with a year to date positive variance of \$573. Snow removal for the month was under budget by \$2,781. Advertising revenue of \$3,013 was from end of 2023. Marketing, Newsletter and Website Costs were over budget for the month of February as the vendor was paid in February for the current month as well as January. The Webster Money Market Reserve Account yielded an interest rate of 4.86% while Metropolitan Money Market Reserve Accounts yield was 4.07%. In March, the interest yield for Metropolitan Bank is slated to increase to 4.75%. Overall the February financials were fine and in line with the new season spread of the budget. Peggy made a motion to approve the financials, Gary seconded the motion, motion approved 5-0.

Proposals:

DKC Construction: Proposal for clubhouse gutter cleaning. Board and Rob decided that unless needed, the clubhouse gutters can be cleaned once a year in the Fall for the next three years (\$500 in 2024, \$525 in 2025 & 2026). Bill made a motion, Gary seconded, proposal accepted 5-0.

Trail Electric Proposal: Rob presented the proposal in the amount of \$12,750 to replace and rewire the main electrical panels in the pump room. Over time, due to pool chemical exposure, the panels, wires and associated components have been damaged. Proposal does not include any permits or inspections. Trail Electric also wants to first meet with the inspector to determine if they can replace the components as is or if the inspector will require the use of PVC material. Instead of the proposed 50% up front deposit, board would like to provide an initial deposit of 10% for Trail Electric to meet with the inspector, then another payment of 40% once the inspector and electrician can confirm the scope of work, then payment due the completion. Bill made a motion to accept, Gary seconded it, proposal accepted 5-0.

Management Report:

- a) Spring Fling Easter Egg Hunt recap – 180 in attendance.
- b) New Banquet Room Door installed on Tuesday, March 26th
- c) Spring Clean-Up completed by Lopez Landscaping
- d) South Drive Entrance Island Tree Replacement Project Update – Maple Trees were dropped by Monster Tree Service on Thursday, March 14th. Stumps grinded on Wednesday, March 27th. New tree's planted to be determined.
- e) North Drive Entrance Island Tree Replacement Update -Shades of Green to remove all Bradford Pear trees, stump grind and plant new trees on Monday, April 1st (weather permitting).

- f) Pickleball Court Update – New paver walkway has been installed by Thomas Lee Fisher Landscaping. New landscape beds installed by Lopez Landscaping. Trash Can and New Bench Installation scheduled for Wednesday, March 27th (weather permitting).
- g) Newtown Township Fire Department Softball Field Request
- h) Carroll Engineering Update- pre-bid meeting on Friday, March 22nd. RFP submission due by Friday, April 5th.
- i) U.S. Department of Housing and Urban Development Discrimination Complaint from 4 Magnolia Drive.
- j) Cluster Quiet Hour Spreadsheet

Upcoming Projects:

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

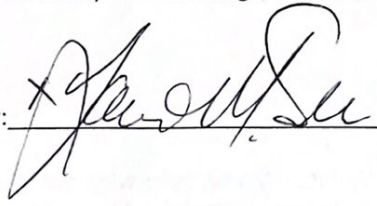
None

New Business:

-Meeting scheduled Monday, April 15th at 7:00pm to review bids from provided by Carroll Engineering for the recreation area.

Peggy made a motion to adjourn the meeting at 8:33pm. Gary seconded the motion.
The next meeting is tentatively scheduled for Wednesday, April 24th at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By:  Secretary 24 APRIL 2024 Date