

NEWTOWN GRANT MASTER ASSOCIATION

December 4th, 2024

MEETING MINUTES

The meeting was held in the conference room and called to order at 6:58 pm by Larry Schorr. In attendance were Larry Schorr, Bob Shaw, Elise Bernstein (arrived at 7:05pm), Brad Bernstein (arrived at 7:05pm), Yan Sadler, Peggy White, Rich Selah, Bill McManimon and Gary Meltzer. Also in attendance was First Service Residential Community Manager Rob DeGeorge.

October 23rd Board Meeting Minutes: Rich made a motion to approve the minutes, Bob seconded it, motion passed 5-0-2 (Larry and Peggy abstained).

Financials: Bill reviewed the October financials with the board. Rob mentioned that there needs to be a reclassification of \$500 from Recreation Income to Rental Income as it was mis noted in the monthly financials. We have a year-to-date positive variance of \$1,816. Rob advised that starting in January 2025, we'll begin to pay down more of the interfund starting with the \$25,000 that the board had to transfer into the operating account from reserves in 2020. Reserve money market accounts were still yielding interest rates in the mid 4% through October. Bob made a motion to accept the financials, Rich seconded it, motion approved 9-0.

Proposals:

2025 Outdoor Pool Pavilion Roofing and Siding Replacement Proposals: Rob presented to the board two proposals (WG Siding/Roofing and Lemus Construction) to replace both pool pavilion roofs, replace rotting wood fascia and vinyl cap all wood siding, fascia and support beams. Elise made a motion to accept the Lemus Construction proposal of \$31,100, Rich seconded the motion, approved and acceptance of Lemus Construction proposal 9-0.

2025 Tennis Court Reconstruction Proposals: Rob reviewed three proposals (EOSSO Brothers, Kurts Kourts and Delaware Valley Paving) with the board to reconstruct all four tennis courts, fix the leaning tennis court fence posts and replace all the chain link mesh fence. Bill made a motion to accept the tennis court reconstruction proposal from Kurts Courts in the amount of \$213,410 pending further discussion regarding the tennis court chain link fence to which, the board may elect to just reinstall and not replace the fence mesh. Rich seconded the motion, motion to accept Kurt Kourts proposal of \$213,410 pending further discussion regarding the fence accepted and approved 9-0.

2025 Recreation Area Walking Path Proposal: Rob discussed two additional pricing options from Delaware Valley Paving to mill and pave the recreation walking path from South Drive to the Clubhouse. The board opted to table this project until Rob and Larry can walk the entire path to determine the possibility of what needs to be fully milled vs what can just be sealed coated.

Management Report:

1. Trail Electric Pump Room Panel Update
2. Newtown Township North/South Drive Update
3. Tail Waggers Academy Dog Training Rental Inquiry
4. Broken Baby Swing and Replacement
5. Political Signs
6. American Red Cross Blood Drive – Thursday, December 12th 2:00-7:00pm

7. 71 Magnolia Drive Lawsuit

Upcoming Projects:

1. 2025 Marigold Entrance Island Tree Project \$15,000 - \$20,000 (Operating)
2. 2025 – 2029 Outdoor Pool Furniture Table/Umbrella/Base Replacements \$5,000-\$15,000 a year (Reserve) and Chair Re-strapping Project \$3,000-\$4,500 (Operating)
3. 2025 Outdoor Pool Pavilion Roof and Siding Replacement \$28,000 - \$40,000 (Reserve)
4. 2025 Pickleball Court Key Access and Video Surveillance (Capital) \$25,000 - \$35,000
5. 2025 Tennis Courts (Reserve)\$180,000 - \$250,000
6. 2026 Clubhouse Trash Enclosure (Reserve) \$20,000 - \$35,000
7. 2026 - 2027 South Drive Island Tree Project (Operating)
8. 2027 Outdoor Main Pool Replaster Project (Reserve) \$75,000 - \$130,00
9. Clubhouse Entrance Concrete Replacement (TBD Reserve)

Contracts:

- a) Fox Pool Management – December 2025
- b) Lopez Landscaping (Snow/Landscaping) – December 2025
- c) TW Maintenance – December 2025

Old Business:

None

New Business:

New Year's Eve Banquet Room Rental – Rob mentioned that a resident wishes to rent the banquet room on New Year's Eve from 7:00pm – 12:00am. Unfortunately, no staff is available to work. Resident requested to rent the room without a staff member present. The board denied the request, however, will work on the ability to bring in an outside individual on select holidays in order to allow for banquet room rentals.

Bob made a motion to adjourn the meeting at 9:05pm. Peggy seconded the motion. The next meeting is scheduled for Wednesday, January 22nd at 7:00pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: Lawrence M. Schorr, President, Secretary 26 JAN 2025 Date