

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

April 11, 2019

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on April 11, 2019, beginning at approximately 4:46 p.m. Those directors in attendance were Dan Webb, Nancy Gaudet, Eileen Fashoro, Tommy Craft, Kim Davila, Jerry Cossey and Gerald Kelley. Also present were Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney.

Minutes

A motion was made by Nancy Gaudet to approve the March 6, 2019 minutes. The motion was seconded by Tommy Craft. The motion passed unanimously.

Financials

The manager presented the March financials. A motion was made by Tommy Craft to approve the financials as submitted. The motion was seconded by Gerald Kelley. The motion passed unanimously.

A motion was made by Jerry Cossey to approve the write-off's in the amount of \$12,858. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Items for Discussion/Action

A motion was made by Tommy Craft to accept the bid from Baywood Exterminating for the mosquito spraying for this year. The motion was seconded by Gerald Kelley. The motion passed unanimously.

Manager's Report

The manager reported:

- Deck replacement has started at pool
- Getting bids for flowers and mulch at entrances and other landscape areas
- Lake and River road has been graded.
- Contacted B&D Waterland regarding sand at river boat ramp and a hole reported in one of the ramps at the lake.
- Ordered lights at tennis court to be repaired and new timers installed if existing ones cannot be repaired.
- Inspection of tennis courts -
- Added gym equipment to our insurance - cost \$52 for remainder of policy.
- Insurance broker is shopping our policy to see if we can get it lowered.

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ACC

Nancy Gaudet, Chair of the Committee discussed the possibility of having a meeting of area realtors to go over the guidelines so that realtors could better inform their clients. She also discussed revising some of the guidelines considering some items that have come up recently that are not addressed in our current guidelines.

Deed Restriction

Kim Davila, Chair of the Committee, reported that eight properties were at petition stage. For the month of March, 228 violation had been closed and an additional 330 were written up.

The manager requested the board to take a position on window air conditioners. After much discussion, the manager was directed to contact the association attorney that handles deed restriction matters to find out if there is any case law regarding this.

Security

No security report was given.

Executive Session

HOMEOWNER INFORMATION REDACTED

Old Business

New Business

Next Meeting. The next meeting will be May 15, 2019 at 5:00 pm at the management office.

Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned at 6:20 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Jerry Cossey, Secretary