

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

July 11, 2019

Call to Order

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on July 11, 2019, beginning at approximately 5:15 p.m. Those directors in attendance were Dan Webb, Norman Outley, Jerry Cossey and Eileen Fashoro. Also present were Carol Jones representing the association and Dan Kasprzak, NPOAN association attorney.

Nancy Gaudet was absent and gave her proxy to Kim Davila.

Minutes

A motion was made by Norman Outley to approve the May 22, 2019 minutes. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

Financials

The manager presented the June financials. A motion was made by Norman Outley to approve the financials as submitted. The motion was seconded by Jerry Cossey. The motion passed unanimously.

Items for Discussion/Action

A motion was made by Eileen Fashoro to affirm the acceptance of the withdraw of resignation filed by Gerald Kelley. The motion was seconded by Jerry Cossey. The motion passed unanimously.

Manager's Report

The manager reported:

- A vending machine has been placed at the pool.
- A new water fountain was installed at the pool.
- A vending machine for water, Gatorade and healthy snacks is being placed at the gym.
- The Newport Garden Club requested permission to hold their plant and bake sale at the gazebo on Newport Boulevard in October.
- The fitness and center and community room are going to be painted.

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Eileen Fashoro, Co-Chair of the Committee reported with vacation schedules it has been difficult scheduling meetings for the summer. She also reported that Lennar had started new homes in Section Seven.

Deed Restriction

In Kim Davila's absence, the manager reported that out of 280 violations written in June of which 131 were closed. Those remaining open were mostly for mold and RV's, boats and trailers. She also reported that the auditor is not currently citing trash can violation, giving the new waste company time to learn the routes, etc.

Security

Dan Webb reported that the community has been quiet. He also stated that the deputies were tagging cars blocking the roads and vehicles that are left on the roads for a period of time.

Kim Davila entered the meeting.

Executive Session

HOMEOWNER INFORMATION REDACTED

Gerald Kelley entered the meeting.

Budget - Golf Course Advance. A motion was made by Gerald Kelley to exceed the allocated budget amount for expenses due in July 2019. The motion was seconded by Norman Outley. The motion carried unanimously.

Old Business

New Business

Next Meeting. The manager will schedule a meeting for August after checking vacation schedules.

Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Jerry Cossey, the meeting adjourned at 6:05 pm.

Respectfully submitted,

Carol Jones,
Community Manager

APPROVED:

Jerry Cossey, Secretary