

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

November 19, 2020

Call to Order

A Board of Directors meeting of Stonebridge at Newport, Inc. (the "Corporation"). was held on November 19, 2020, beginning at approximately 5:30 p.m. Those directors in attendance were Gerald Kelley, Kim Davila, Nancy Gaudet, Becca Sharp, Norman Outley. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Eileen Fashoro was absent and gave her proxy to Nancy Gaudet.

Minutes

A motion was made by Nancy Gaudet to approve the October 21, 2020 minutes and the October 26, 2020 Special Meeting minutes. The motion was seconded by Becca Sharp. The motion passed unanimously.

Financials

The manager presented the October financials. A motion was made by Norman Outley to accept the financials as presented. The motion was seconded by Becca Sharp. The motion passed unanimously.

Items for Discussion/Action

1. A discussion was held regarding the streets in Patiowoods. The manager requested permission from the Board to pursue the possibility of street repair and reviving the Patiowoods Homeowners Association in order to do a correct merger. The Board gave permission to the manager to look into this matter further.
2. A motion was made by Gerald Kelley to authorize the manager to accept the bid from American Paving for Phase I overlay of the parking lot of the golf course and event center in an amount not to exceed \$114,000. The motion was seconded by Becca Sharp. The motion passed unanimously.
3. A motion was made by Becca Sharp to appoint Jeff Stilwell to fill the two-year vacancy created by the resignation of director, Mike Duke. The motion was seconded by Kim Davila. The motion passed 5-1.
4. A discussion was held regarding adding a fifth deputy to our existing contract. The discussion was tabled pending further investigation of benefits to the community.
5. A motion was made by Becca Sharp to change the hours of the fitness center on Saturday and Sunday to 6 am to 5 pm. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

Manager's Report

- Coupons for 2021 will be mailed before Thanksgiving.
- The manager has been in discussion with Community Bank regarding the extension of the existing loan.
- The leak at the front ponds has been corrected. The cost was \$425.

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Golf Course Update:

The Manager reported that the contribution from the association to Stonebridge for October was \$18,000. The total operating contribution through October is \$180,000. She reported that the total rounds of golf for October were 2,757.

Deed Restriction:

Kim Davila reported that there were 218 new violations cited in October of which 41 have been closed. The majority of the violations are for trash cans, miscellaneous items in public view and trailers parked in driveway or public view.

ACC:

Nancy Gaudet reported that the committee has received numerous new home starts. She reported that they are working on having the developer construct a perimeter fence on the Section 6 section at North Diamondhead and Port O'Call.

EXECUTIVE SESSION

PERSONNEL INFORMATION REDACTED

A motion was made, seconded and passed unanimously to approve salary increases and bonuses for staff.

Old Business:

New Business:

Adjournment There being no further business, upon motion made by Nancy Gaudet and seconded by Norman Outley, the meeting adjourned at 7:46 pm.

Respectfully submitted,

Carol Jones,
General Manager

APPROVED:

Nancy Gaudet, Secretary