

THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

March 10, 2022

Call to Order

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on March 10, 2022, beginning at approximately 5:26 p.m. Those directors in attendance were Kim Davila, Nancy Gaudet, Norman Outley, Rebecca Sharp, and Eileen Fashoro. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Jeff Stilwell was absent and gave his proxy to Nancy Gaudet.
Gerald Kelley was absent.

Minutes

A motion was made by Rebecca Sharp to approve the January 18, 2022 minutes. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

Financials

A motion was made by Nancy Gaudet to approve the February financials as presented. The motion was seconded by Rebecca Sharp. The motion passed unanimously.

Items for Discussion/Action

1. A motion was made by Rebecca Sharp to allocate \$5,000 to a Help Your Neighbor Project. The motion was seconded by Eileen Fashoro. The motion passed unanimously.
2. A motion was made by Norman Outley to accept the bid from Baywood Exterminating for 2022 mosquito fogging and authorize the Manager to execute the contract on behalf of the association. The motion was seconded by Rebeca Sharp. The motion passed unanimously.
3. A motion was made by Eileen Fashoro to allocate \$100,000 from the 2021 surplus toward the 2022 contract with Pct. 3 Constables. The motion was seconded by Norman Outley. The motion passed unanimously.
4. The Board agreed to increase milage reimbursement to \$0.585 per mile.
5. A motion was made by Norman Outley to accept the bid from Precision Brick Repair in the amount of \$19,880.00 to repair the brick fence at the entrance of Patio Woods. The motion was seconded by Nancy Gaudet. The motion passed unanimously

Manager's Report

- There are some electrical issues affecting the fitness center and community room. Am in the process of obtaining bids for repair.

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- We are in the middle of our annual audit with new CPA.

ACC

There were 38 ACC applications at the last meeting, most of which are homeowner updates and/or repairs.

Deed Restriction

There were 400 deed restriction violations this past month, the majority for lawn care and mold.

Security

Kim Davila reported that the new contract is in effect. She is trying to schedule a meeting with the deputies.

Executive Session:

HOMEOWNER AND/OR PERSONNEL INFORMATION REDACTED

Old Business:

New Business:

Next Meeting Next meeting is scheduled for April 14, 2022 at 5:00 pm

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Adjournment There being no further business, upon motion made by Eileen Fashoro and seconded by Nancy Gaudet, the meeting adjourned at 7:26 pm.

Respectfully submitted,

Carol Jones,
General Manager

APPROVED:

Nancy Gaudet, Secretary