

# **THE NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT, INC.**

## **Minutes of Board of Directors Meeting**

**April 14, 2022**

### **Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on April 14, 2022, beginning at approximately 4:15 p.m. Those directors in attendance were Kim Davila, Jeff Stilwell, Norman Outley, Rebecca Sharp, and Eileen Fashoro. Carol Jones, General Manager and Dan Kasprzak, corporate counsel were also present.

Gerald Kelley and Nancy Gaudet were absent.

### **Minutes**

A motion was made by Rebecca Sharp to approve the May 10, 2022 minutes. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Financials**

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

### **Items for Discussion/Action**

1. A motion was made by Rebecca Sharp to approve the bids from AIC Security to install electronic security card reader to the entrance gate to the pool at a cost of \$6,365 and to order the special printer and supplies in the amount of \$10,095 so that the amenity card can be adhered to the electronic security card. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Manager's Report**

1. Pool clean-up has started.
2. Trees in new Section 6 reserve have been planted.
3. Storage - planning to do an inspection before the end of this month to make sure units are being used for boats or rv's. Sending letters to all occupants.
4. New flags installed at Newport Boulevard entrance.
5. Summer celebration (fireworks) scheduled for Sunday, July 3, 2022.
6. Lake and River gate is scheduled to be installed week of May 1, 2022.
7. Update of bridge on South Diamondhead - I spoke with a Senior Project Manager at Pct. 3 and he told me the new bridge construction should begin in late fall. He said there will be no closures during the construction. I asked about leaving the existing bridge and making South Diamondhead four lanes past Golf Club. He said the old bridge could not be reinforced but that the engineers were looking at the area. He indicated that there may be a possibility of building a second bridge and expanding to four lanes but no date.

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**ACC**

Dina is doing a very good job in presenting the Home Improvement Request. The committee under the new laws is doing fine.

**Deed Restriction**

There were 311 deed restriction violations this past month, the majority for ACC without approval, lawn care and mold.

**Security**

Kim Davila reported that she had met with the new deputies to go over some concerns in the community.

**Executive Session:**

HOMEOWNER AND/OR PERSONNEL INFORMATION REDACTED

**Old Business:**

**New Business:**

The manager reported that she has received a draft of restrictive covenants from Lennar for the new section being constructed off South Diamondhead. She will review and make any recommended revisions and send to attorney for review.

**Next Meeting** Next meeting will be scheduled as needed.

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**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Jeff Stilwell, the meeting adjourned at 6:02 pm.

Respectfully submitted,

Carol Jones,  
General Manager

**APPROVED:**

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Nancy Gaudet, Secretary