

**THE NEW P.O.A. OF NEWPORT, INC.
2023 ANNUAL MEETING MINUTES**

DATE: January 12, 2023
PLACE: Stonebridge Golf Club

ATTENDING: Kim Davila, President
Jeff Stilwell, Vice President
Nancy Gaudet, Secretary
Norman Outley, Treasurer
Gerald Kelley, Director
Eileen Fashoro, Developer Director

Dan Kasprzak Association attorney

Approximately 33 Newport Homeowners
Carol Jones, Community Manager

WELCOME AND INTRODUCTIONS

Kim Davila called the meeting to order at 7:05 p.m.

MEETING MINUTES

The minutes of the October 13, 2022 Quarterly Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes.

ELECTION OF DIRECTORS

The Community Manager conducted the election of two directors to serve on the Board of Directors for a three-year term.

The candidates, R. Gary Hasse, Ruben Leal and Jeff Stilwell each addressed the residents before votes were cast..

FINANCIAL REVIEW

The Community Manager gave the financial review. A motion was made and seconded to accept the financials. The motion passed unanimously.

PRESIDENT'S REPORT

The President reported the following had been accomplished in 2022:

- Added a fifth deputy to our security contract and went to 100% coverage
- Replaced additional bulkhead at Lake Park
- Resurfaced baby pool
- Changed access to lake and river parks and pool to electronic access
- Added additional 1700 square feet to management office
- Removed over 50 trees, most as a result of the 2021 freeze
- Replaced 20 trees on Newport Boulevard

She reported the Board is considering the following for capital improvements for 2023:

- Resurfacing tennis courts and adding two pickleball courts – should be completed by March
- Add handicap access to swimming pool
- Complete bulkhead at lake
- Add additional trees to common areas
- Stain perimeter fencing on Newport Boulevard
- Add dog park
- Re-do entrances

She further reported that we were circulating a petition to prohibit 18 wheelers from parking in our community. She stated that the County requires a petition to be signed by 25% of its residents.

SECURITY

Captain Terry Ganey of Pct. 3 Constables spoke to the residents regarding security issues in the community, especially ATV’s and motorbikes on streets and in common areas.

Residents had questions regarding speeding in certain areas of the community. There were also questions regarding minors operating golf carts on the streets.

QUESTIONS AND CONCERNS

Floor was opened to field questions/comments from homeowners.

- A resident inquired as to why wooden fences are allowed on the golf course in the new section called the Preserve and they are not allowed in other sections. The President explained the Preserve was not part of the original platted sections in Newport and the plat for The Preserve does not prohibit wooden fences. She also explained the yards are very small and could present unsightly appearance from the golf course in that area.
- A resident inquired about the entrances at the front of the community. The President explained that once FM2100 was completed, we would look at obtaining a new design for the entrances..
- A resident reported the hogs were back on Challenger.

The election results came in before the end of the meeting. The President announced that Ruben Leal and Jeff Stilwell had been elected to the Board of Directors.

ADJOURNMENT There being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 8:30 pm.

Respectfully submitted,

Carol Jones
Community Manager

APPROVED:

Secretary