

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

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

**December 14, 2011**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on December 14, 2011 beginning at approximately 5:40 p.m. Those directors in attendance were Earl Boykin, Charley Lenderman, Sandy Hayes, Walt Kroupa, Sam Gonzalez, Jim Carpenter and Wayne Scott. Carol Jones represented the association.

Walter Thomas was absent and gave his proxy to Sandy Hayes.

Earl Boykin presided over the meeting

### **Minutes**

A motion was made by Walt Kroupa to approve the minutes from the November 16, 2011 Board of Directors meeting. The motion was seconded by Charley Lenderman. The motion with corrections passed unanimously.

### **Financials**

April financials were presented and discussed. The manager requested that \$30,000 be moved from the reserve account to the operating account. A motion was made by Jim Carpenter to move \$30,000 from the Smith Barney account to the operating account. The motion was seconded by Sam Gonzalez. The motion passed unanimously.

A Schedule setting forth current payment plans was reviewed and discussed.

A schedule setting forth \$1,810.21 in write-offs from November 1, 2011 to November 30, 2011 was presented and reviewed. A motion was made by Jim Carpenter to approve the write-off as listed on the schedule. The motion was seconded by Wayne Scott. The write-off schedule was unanimously approved (copy attached).

### **Discussion/Action Items**

A discussion was held regarding filling in the fountain on Bar Harbor and replacing the light. The manager was instructed to obtain the cost of replacing the light fixture.

A request was presented from a homeowner to reopen a road to access the river intentionally blocked off. After a discussion it was agreed that the road would remain blocked. The manager was instructed to advise the homeowner.

### **Executive Session**

**HOMEOWNER INFORMATION REDACTED**

**End of Executive Session**

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Dan Kasprzak arrived at the meeting and then presided over the meeting.

**Discussion Action Items** (continued)

A motion was made by Jim Carpenter to approve the amendment to the lake and river rules and regulations with discussed revisions. The motion was seconded by Earl Boykin. The motion passed unanimously.

A request was presented from a homeowner to reopen a road to access the river intentionally blocked off. After a discussion it was agreed that the road would remain blocked. The manager was instructed to advise the homeowner.

There was a discussion regarding various capital improvement projects.

**Manager's Report**

The manager reported:

- Coupons were ready to be mailed.
- Special Edition Newsletter was at the printer.
- Statements for all outstanding amounts would be printed as of December 31 and mailed the first week in January.

**Committee Reports**

There were no committee reports.

**Next Meeting.** The next Board meeting is scheduled for January 18, 2011

**Adjournment** There being no further business, the meeting adjourned at 9:25 p.m.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

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Earl Boykin, Secretary