

# **THE NEW P.O.A. OF NEWPORT, INC.**

## **ANNUAL MEETING MINUTES**

**DATE:** January 10, 2013  
**PLACE:** Newport Golf Club

**ATTENDING:** Dan Kasprzak, Vice President  
Earl Boykin, Secretary  
Walter Thomas, Treasurer  
Roy Ugalde, Director  
Nancy Gaudet, Director  
Jim Carpenter, Director  
Charley Lenderman, Director

Approximately 29 Newport Homeowners  
Carol Jones, Community Manager, Teresa Platt, and Michelle Parisher,  
management staff

### **WELCOME AND INTRODUCTIONS**

Dan Kasprzak called the meeting to order at 7:08 p.m.

### **PRESIDENT'S REPORT**

Vice President Kasprzak gave a report on the community capital improvements:

- Capital Improvements made in 2012 which included:
  - Restoration of boat ramp at river;
  - Replacing deck at pool;
  - Resurfacing tennis courts;
  - Replacing chain link fencing with wrought iron;
  - Adding additional street lights to community;
  - Constructing gazebo on Newport Blvd circle;
  - Resurfacing parking lot on Newport Blvd;
  - Adding security lighting and cameras to amenities;
  - New LED marquees;
- Changes to entrances to come in 2013

### **MEETING MINUTES**

The minutes of the January 13, 2012 Annual Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

### **TREASURER'S REPORT**

Walter Thomas presented the financials

### **ELECTION OF DIRECTORS**

Carol Jones conducted the election for three (3) director positions on the Board.

### **SPECIAL RECOGNITION**

Vice President Dan Kasprzak presented Wayne Scott with a plaque thanking him for his service to the NPOAN Board of Directors. Sam Gonzalez was recognized for his years of service on the NPOAN Board of Directors. Mr. Gonzalez was not present to accept his plaque.

## **SECURITY**

The manager advised the homeowners that she had met with Commissioner Morman's Chief of Staff regarding patrol of the community that owners, as taxpayers, are entitled to in addition to the Contract the Association has with the Harris County Sheriff's Department. Commissioner Morman's office advised the manager that they were meeting with the Sheriff in the next week and would advise her of the results of the meeting.

Present from the Harris County Sheriff's Department were Deputies Lewis and Rodriguez who are two of our three Contract deputies; Sgt. Groves who is over the Newport contract and Capt. Inocencio who is the new district captain. Sgt. Groves spoke in general about the contract and Deputy Lewis then spoke and answered questions from the residents.

## **MANAGEMENT REPORT**

Carol Jones gave a brief report Deed Restriction activity for 2012. She stated that management had been successful this past year in both collections and closing deed restriction violations.

## **QUESTIONS AND ANSWERS:**

Floor was opened to field questions/comments from homeowners.

- \* Discussion regarding social activities;
- \* Discussion regarding new marquees;
- \* Questions and discussion regarding lake and river areas

**ADJOURNMENT** - There being no further business, meeting was adjourned at approximately 8:15 pm.

Respectfully submitted,

Carol Jones  
Community Manager

APPROVED:

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Secretary