

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

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

**July 13, 2016**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on July 13, 2016, beginning at approximately 6:05 p.m. Those directors in attendance were Margarette Chasteen, Jim Bailey, Eileen Fashoro, Dan Webb and Earl Boykin. Carol Jones represented the association. Dan Kasprzak, NPOAN corporate attorney was also present.

Nancy Gaudet was not present and gave her proxy to Jim Bailey. Jason Laramore was not present.

In the President's absence, the Vice President call the meeting to order.

### **Minutes**

A motion was made by Earl Boykin to approve the May 18, 2016 minutes. The motion was seconded by Margarette Chasteen. The motion passed unanimously.

### **Financials**

The manager presented the June financials. A motion was made by Margarette Chasteen to approve the financials as submitted. The motion was seconded by Jim Bailey. The motion passed unanimously.

### **Discussion/Action Items**

1. A motion was made by Margarette Chasteen to replace the air conditioner in the building housing the fitness center at a cost of \$18,147.00 and re-direct to air in accordance with the proposal. The motion was seconded by Jim Bailey. The motion passed unanimously.
2. A motion was made by Dan Webb to accept the letter agreement from Rampart Holding LLC, assigning Rampart's rights to NPOA regarding fences on the platted sections of the golf course contingent upon Stonebridge at Newport, Inc. having an ongoing duty to preapprove the location of the fence for NPOA. The motion was seconded by Margarette Chasteen. The motion passed unanimously.
3. The manager presented a request from a Newport resident to use the fitness center for group recruitment and personal training. The board denied the request.
4. A motion was made by Earl Boykin to lease a utility vehicle to replace the one that was stolen last year. The motion was seconded by Jim Bailey. The motion passed unanimously.

THERE WAS NO EXECUTIVE SESSION

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**Golf Course Update**

The golf course update was given by several directors. The greens are still in need of repair but are progressing. A consultant has been contacted. A food and beverage manager has been hired. Major renovations seem to be coming to an end.

**Security**

Dan Webb gave a short report on security.

**Lake & River**

Margarette Chasteen reported that several loads of dirt have been donated and that the contractor brought his equipment down to spread the dirt. We would be seeding it so that it will not erode. A brief discussion was held regarding replacing the bulkhead next year at the lake.

**Deed Restriction**

Jim Bailey reported that there were approximately 400 violations written in the past month. The majority were for lawn care.

A question was raised regarding the condition of the grounds surrounding the new church.

A question was raised regarding the protrusion of the fence on the Lennar model home on South Diamondhead.

**ACC**

Earl Boykin reported that the revisions to the ACC Guidelines should be available for the board to review at the next regular meeting. Mr. Boykin also raised some concerns a member of the ACC committee has regarding signage in the neighborhood.

**New Business.**

There was a discussion as to which entity is responsible for the perimeter fence around Seven Oaks North. The manager stated she would contact the developer.

**Next Meeting.** The next meeting will be an executive session meeting on August 10, 2016 at 5:30 pm at the management office.

**Adjournment** There being no further business, upon motion made by Eileen Fashoro and seconded by Earl Boykin, the meeting adjourned at 8:00 pm.

Respectfully submitted,

**APPROVED:**

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

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Carol Jones,  
Community Manager

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Margarette Chasteen, Secretary