

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

## **Minutes of Board of Directors Meeting September 28, 2016**

### **Call to Order**

A regular monthly Board of Directors meeting of The New Property Owners Association of Newport, Inc. was held on September 28, 2016, beginning at approximately 5:50 p.m. Those directors in attendance were Nancy Gaudet, Jim Bailey, Jim Carpenter, Dan Webb and Earl Boykin. Carol Jones represented the association. Dan Kasprzak, NPOAN corporate attorney was also present.

Jason Laramore was not present.

### **Minutes**

A motion was made by Earl Boykin to approve the July 13 and July 28, 2016 minutes. The motion was seconded by Dab Webb. The motion passed unanimously.

### **Financials**

The manager presented the August financials. A motion was made by Earl Boykin 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 Dan Webb to approve and accept the restrictions submitted by Friendswood Development covering the new Section Twelve. The motion was seconded by Earl Boykin. The motion passed unanimously.
2. A motion was made by Jim Bailey to approve an \$800 expenditure for repairs to the river park. The motion was seconded by Dan Webb. The motion passed unanimously.
3. A motion was made by Dan Webb to approve the manager attending the October 4, 2016 tax sale and bidding on Lot 2, Block 11, Section 4 in an amount not to exceed \$20,500 in order to protect the outstanding assessments owed the association. The motion was seconded by Earl Boykin. The motioned passed unanimously.
4. A motion was made by Earl Boykin to approve a request from UPS to place pods in our parking lot to assist in holiday deliveries, provided the location approved by the board was acceptable. The motion was seconded by Jim Carpenter. The motion passed unanimously.

### **Golf Course Update**

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

**Minutes of Board of Directors Meeting**

**September 28, 2016**

The golf course update was given by several directors. The greens are progressing. A consultant with the PGA toured our facility and gave us some suggestions. The manager will fill in the questionnaire to seek a general manager for the facility and send it to the PGA consultant.

**Security**

Dan Webb gave a short report on security.

**Lake & River**

The manager gave a short report of the lake and river.

**Deed Restriction**

Jim Bailey reported that there were approximately 572 violations written in the past month with 132 being closed.

**ACC**

Earl Boykin reported that the revisions to the ACC Guidelines should be available for the board to review in the near future.

**Budget.**

The manager presented the proposed budget. A motion was made by Jim Carpenter to approve the budget as proposed. The motioned was seconded by Dan Webb. The motion passed unanimously.

**Executive Session.**

Homeowner Information Redacted

**New Business.**

**Next Meeting.** The next meeting will be October 13, 2016 at 5pm at the golf club, followed by the quarterly meeting at 7 PM

**Adjournment** There being no further business, upon motion made by Dan Webb and seconded by Earl Boykin, the meeting adjourned at 8:20 pm.

Respectfully submitted,

Carol Jones,  
Community Manager

**APPROVED:**

---

Earl Boykin, Secretary