

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

ANNUAL MEETING MINUTES

DATE: January 12, 2017
PLACE: Newport Golf Club

ATTENDING: Nancy Gaudet, President
Dan Webb, Vice President
Earl Boykin, Secretary
Jim Bailey, Treasurer
Eileen Fashoro, Developer Director

Approximately 74 Newport Homeowners
Dan Kasprzak, Association Attorney
Carol Jones, Community Manager, and management staff

WELCOME AND INTRODUCTIONS

Nancy Gaudet called the meeting to order at 7:08 p.m.

MEETING MINUTES

The minutes of the Third Quarterly Meeting (postponed until November 9, 2016) were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

PRESIDENT'S REPORT

The President gave a report on what had been accomplished in 2016:

- The purchase of the golf course and creating a community fitness center and community room was the biggest project.
- We refurbished much of the fitness equipment and added two treadmills.
- We purchased ten (10) long tables and 100 chairs for the community room

Changes to come in 2017 include

- Creating a dog park between the tennis court and the pipeline.
- Possibly adding a fifth deputy in June 2017.

TREASURER'S REPORT

Carol Jones gave the treasurer's report. She reported that the Association expended approximately \$467,000 on additional renovations and operating expense for the golf course and \$78,000 in renovations to the fitness center facility. She also explained where the increase in assessments will be slated: \$200,000 to supplement the operation of the golf course and \$100,000 toward attorney fees in defending the law suit filed by Lakewood Development covering the association's amenities at the lake, river, stables and storages areas. Ms. Jones answered questions regarding the financials.

ELECTION OF DIRECTORS

Carol Jones conducted the election for two (2) three- year director positions on the Board and one (1) director to complete two years of an existing term.

There were no nominations from the floor. Candidates, Buddy Brewer, Jerry Cossey, Tommy Craft, Kim Davila, Delonne Johnson and Dan Webb addressed the residents prior to the vote.

SECURITY

Dan Webb gave a security report and reported that for a community as large as Newport, we have a very low crime rate. He answered questions regarding security.

LAWSUIT UPDATE

Dan Kasprzak gave an update on the status of the lawsuit filed by Lakewood Development and answer resident's questions.

QUESTIONS AND ANSWERS:

Floor was opened to field questions/comments from homeowners.

- *Discussion regarding existing and future development in Newport.
- *Discussion regarding deed restriction violations and the enforcement procedures.
- *Discussion regarding the tennis courts.

The manager announced that the results of the election would be posted in the management office and on the marquee by noon the next day.

ADJOURNMENT - There being no further business, upon motion and second from the membership, the meeting was adjourned at approximately 8:20 pm.

Respectfully submitted,

Carol Jones
Community Manager

APPROVED:

Secretary