

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

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

October 14, 2021

### **Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation"). was held on October 14, 2021, beginning at approximately 5:03 p.m. Those directors in attendance were Kim Davila, Gerald Kelley, Nancy Gaudet, and Norman Outley. Dan Kasprzak, Association Attorney and Courtney Durham from management were also present.

Rebecca Sharp was absent. Eileen Fashoro and Jeff Stilwell were absent and gave their proxy to Nancy Gaudet.

### **Minutes**

A motion was made by Nancy Gaudet to approve the September 27, 2021, minutes. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Financials**

Management presented the September 2021 financials. A motion was made by Norman Outley to approve the financials as submitted. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

### **Items for Discussion/Action**

1. Management advised that Newport Court had obtained the votes to merge with the POA. The attorney is preparing the merger documents and residents of Newport Court can obtain access to the amenities.

### **Manager's Report**

1. Landscape lights at Via Dora being replaced.
2. Lake and River roads will be graded prior to Fall Festival on October 23, 2021.
3. Working with B&D Waterland to schedule replacement of rest of bulkhead at lake.
4. Obtaining cost of new drop box and possible locations.

### **ACC**

Dan Kasprzak discussed the process of ACC hearings under the new HOA laws.

### **Executive Session**

Homeowner Hearing – Homeowner information redacted

Hearing resulted in agreement between homeowner and board regarding ACC disapproval. Homeowner to resubmit HIR with agreed changes.

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**Adjournment**

There being no further business, upon motion made by Nancy Gaudet and seconded by Gerald Kelley the meeting adjourned at 6:47 pm.

Respectfully submitted,

Courtney Durham  
Management Staff

**APPROVED:**

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Nancy Gaudet, Secretary