

THE NEW PROPERTY OWNERS' ASSOCIATION OF NEWPORT, INC.

Minutes of Board of Directors Meeting

October 12, 2023

Call to Order

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on October 12, 2023 beginning at approximately 5:32 p.m. Those directors in attendance were Kim Davila, Norman Outley, Nancy Gaudet, Gerald Kelley, Eileen Fashoro, Jeff Stillwell and Ruben Leal. Carol Jones, Collections & Compliance Manager, Teresa Platt, Community Manager and Dan Kasprzak, corporate counsel was also present.

Minutes

A motion was made by Nancy Gaudet to approve the August 23, 2023, September 7, 2023 and September 28, 2023 board minutes. The motion was seconded by Ruben Leal. The motion passed unanimously.

Financials

A motion was made by Jeff Stillwell to approve the September financials as presented. The motion was seconded by Norman Outley. The motion passed unanimously.

Items for Discussion/Action

1. A motion was made by Jeff Stillwell to set the assessments at \$55 per month for 2024. The motion was seconded by Nancy Gaudet. The motion passed unanimously.
2. A motion was made by Jeff Stillwell to increase the Processing Fee to \$100 effective immediately. The motion was seconded by Gerald Kelley. The motion passed unanimously.
3. A motion was made by Gerald Kelley to increase the Amenity and Boat Card to Access Fees to \$30 effective immediately. The motion was seconded by Norman Outley. The motion passed unanimously.
4. A motion was made by Norman Outley to approve the budget set for 2024. The motion was seconded by Eileen Fashoro. The motion passed unanimously.
5. A motion was made by Jeff Stillwell and seconded by Nancy Gaudet to approve the bid from Catalina Tree Service in the amount of \$30,550 for trees on Newport Boulevard, South Diamondhead, Golf Club Drive, Management Office and Tennis Courts. The motion passed unanimously.
6. Christmas Decorations – Approve Christmas decorations at the entrances & gazebo area similar to last year, just spruce up current decorations.
7. A motion was made by Jeff Stillwell to authorize Manager to approve new contract for electricity with Reliant if rate drops between 5.0 to 6.0%. The motion was seconded by Ruben Leal. The motion passed unanimously.
8. A motion was made by Nancy Gaudet and seconded by Ruben Leal to approve Carol Jones to present an offer, for \$500 up to \$1000, for use of land outside of the fence of a homeowner for an electric pole. This is to have electricity at the S Diamondhead entrance. The motion passed unanimously.
9. A motion was made by Jeff Stillwell and seconded by Norman Outley to update the Collection Procedures
10. A motion was made by Jeff Stillwell and seconded by Norman Outley to update the Deed Restriction Enforcement Procedures

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11. A motion was made by Jeff Stillwell and seconded by Gerald Kelley to accept the donation of land by Lennar for the Preserve at Newport; the land adjacent to S Diamondhead Blvd, the park and the entrances.

Manager's Report

- **Monuments** – Contacted Flora Yeh, commercial landscape designer, to look at the entrances of Newport. We have sent her pictures to help us form a plan. She charges \$130 per hour – should take approximately four hours to look at entrances and meet with us.
- **Attic-New Addition** – The attic over the new addition does not have insulation. We just discovered this after the men installing the cameras informed us. I have sent an e-mail to John Villarreal of Admired Construction regarding this.

ACC

- The submittals/requests are slow right now but will pick back up once Rampart starts dividing of their 75 lots.
- Reserve on the corner of Crows Nest Way & Marlin Spike Way – may need variance.

Deed Restriction

Security

Executive Session

Old Business

New Business

Next Meeting: Next meeting will be November 15, 2023 at 5:00 pm. at Management Office.

Adjournment: There being no further business, upon motion made by

Respectfully submitted,

Teresa Platt,
Community Manager

APPROVED:

Nancy Gaudet, Secretary