

THE NEW P.O.A. OF NEWPORT, INC
ANNUAL MEETING MINUTES

PLACE: Stonebridge Golf Club

January 25, 2024

ATTENDING: Kim Davila, President
Jeff Stilwell, Vice President
Nancy Gaudet, Secretary
Norman Outley, Treasurer
Gerald Kelley
Ruben Leal
Eileen Fashoro

Teresa Platt, Community Manager

Approximately 32 Newport Homeowners

WELCOME AND INTRODUCTIONS

Kim Davila, President called the meeting to order at 7:05 p.m.

Kim Davila, President, announced the order in which we would conduct the meeting. We did not meet quorum to proceed with the Annual Meeting. She announced that our bylaws state we are able to adjourn the meeting and reconvene the meeting with 5% of the required quorum.

A motion was made and seconded by homeowners to adjourn the meeting at 7:10 p.m.

Kim Davila, President, then announced during the break, Brennan Cook, the guest speaker, a professional engineer serving as a Sr. Project Manager for Commissioner Ramsey. He discussed his position with the Commissioner. Mr. Cook opened the floor for questions and concerns from a few homeowners. These questions were regarding Patio Woods and their drainage, drainage in other areas of Newport, the projected plans to increase S. Diamondhead to Sea Palms to four lanes in the next 3-5 years and if any of the roads in Newport will extend to Hwy 90. These questions and concerns were answered by Mr. Cook.

The Annual Meeting reconvened and Kim Davila, President, called the meeting to order at 7:43 p.m.

MEETING MINUTES

The minutes of the October 13, 2023 Quarterly Meeting were presented and reviewed. A motion was made and seconded by the residents to approve the minutes. The motion carried.

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Jeff Stilwell, Vice President, called for election of two directors and opened the floor to receive any candidate nominations. There were not any nominations from the floor, a motion was made and seconded by homeowners to close the nominations from the floor. The motion passed unanimously.

A motion was made and seconded by homeowners to approve the slate of candidates (Kim Davila and Nancy Gaudet) by acclamation. The motion passed unanimously.

PRESIDENT'S REPORT

2023

- Resurfaced the tennis courts and added two pickleball courts
- Added handicap access to swimming pools
- Completed replacement of bulkhead a lake
- Stained perimeter fencing on Newport Boulevard
- Replaced stone wall with fence at Patio Woods entrance
- Removed numerous trees due to drought and 2023 winter freeze
- Upgraded software to allow owners to view their accounts. This conversion should take place in late December and should be available for owners to view their accounts by the end of the first quarter, once all information has been verified and kinks worked out.

Work that was approved in 2023 to be completed as soon as weather permits:

- Resurfacing of the parking lots at Stonebridge and HOA Management office
- We are still waiting on Centerpointe to approve a location for a pole to install landscape lighting and irrigation for South Diamondhead.

2024

- The main capital improvement for 2024 is to re-do the entrances on North and South Diamondhead and Newport Boulevard.
- Replace trees in common areas

SECURITY

There was not anyone present from the Constables office.

QUESTIONS AND CONCERNS

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- Questions regarding the financials were asked and the Vice President, Jeff Stilwell, answered.
- Questions regarding the POA's affiliation with Stonebridge Golf Club were asked and the President, Kim Davila, answered.

A motion was made and seconded to adjourn the meeting at 8:20 pm.

Respectfully submitted,

Teresa Platt
Community Manager

APPROVED:

Nancy Gaudet, Secretary