

NEWPORT PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
February 15, 2024
AGENDA

Time: 5:30 p.m.

Place: Management Office

Directors:

Kim Davila

Eileen Fashoro

Gerald Kelley

Norman Outley

Nancy Gaudet

Jeff Stilwell

Ruben Leal

- I ESTABLISH QUORUM AND CALL TO ORDER**
- II ELECT OFFICERS FOR 2024**
- III Appoint Committee Chairs and Committee Members**

1. Architectural Control Committee – Under the new laws, the President can appoint a Chair and Co-chair of the Committee. Their position will be to attend the meetings, review the HIR's, point out any discrepancies, answer questions. They cannot however, say anything to persuade the committee members on how to vote.

Committee members will be appointed for one-year terms. The Board shall confirm the members.

2. Deed Restriction – Two Directors may serve on the committee per the bylaws.

President will appoint a Director as Chair and a Director as Co-Chair.

3. Appoint Directors to oversee the following:
 - Pool and Tennis Courts
 - Lake & River, Storage and Stables
 - Security
 - Fitness Center/Community Room

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IV REVIEW MINUTES

November 15, 2023

V FINANCIAL REVIEW

VI ITEMS FOR DISCUSSION/ACTION

1. **Engagement of Corporate Counsel** – Need a motion to retain Dan Kasprzak as corporate counsel for 2024 and authorize payment of \$6,000 retainer.
2. **Pool Contract** – Contract from Sweetwater Pools - \$69,179.81 – *budget \$68,000 – pool will open weekends only beginning Memorial Day weekend until school is out, then open every day except Monday until school resumes, then open weekends only until weekend after Labor Day – adult swim every Tuesday and Thursday from time school is out until school resumes.*
Need motion to enter contract with Sweetwater Pools to operate the swimming pool for the 2024 season and authorize manager to execute the contract on behalf of the association.
3. **Storage/Stable Road** – The road we share with Newport MUD for their sewer plant & our storage & stables is in poor condition. The Newport MUD has received a bid from Richard's Trucking for \$9,375.00. Newport POA would be responsible for paying ½ at \$4,687.50. Need a motion to approve the bid for maintenance on the storage/stable road.
4. **Dead Trees from Drought** – Need a motion to approve the bid from Catalina Tree Service in the amount of \$44,000.00 for 80 dead trees on Newport Blvd, FM 2100, Port O Call, S Diamondhead, Handspike, Narvik Bay, Country Club Dr
5. **Storage/Stable Road** – Need a motion to approve the bid from Catalina Tree Service in the amount of \$3,450 to clear the limbs hanging over road.
6. **Storage/Stable Areas** – Need a motion to approve the bid from Catalina Tree Service in the amount of \$11,250.00 to clean the fence line around the storage buildings and the stables. Also, remove 2 trees from the powerlines & grind 42 stumps.
7. **Pool Pump Replacement** – Sweetwater Recommends to eliminate the 3-obsolete pumps and install 1-single pump to comply with turnover rate set by Texas code and ISPSC. Recommending due to the continued pump repairs over

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the years. The existing pumps continue to fight each other hydraulically, they are all three obsolete, and one of the three is currently down.

8. Pest Control Contract – Baywood Exterminators – Need a motion to approve the bid for pest control services for 2024.

1. Mosquito Fogging 2 times a week scheduled for \$550.00 EACH TIME
2. Throughout the neighborhood for 48 fogs. Price will differ if needed for a Special event on The Golf Course for \$875.00 EACH TIME
3. Fire Ant Treatments with 1 yr. guarantee
4. Country club drive---\$2575.00
5. S Diamond head--\$800.00—N Diamond head--\$1345.00
6. Port O Call--\$650.00
7. Country Club Drive \$1300.00
8. Entrance at Fountains INCLUDING Gazebo Area \$1300.00
9. Lake Park--\$1650.00
10. River Park--\$1100.00

VII MANAGEMENT REPORT

- Completed the conversion
- Scheduled the community events for 2024
- Newport MUD contacted us with interest in the land we own on Golf Club Dr.
- Entered an electricity sales agreement with a term of one year that would start 04/01/2024 and end 03/31/2025. The rate is at \$0.078 kWh. We will continue to monitor the rate for a decrease in the energy as well.

VIII ACC

IX DEED RESTRICTION

- We have one auditor, Yanet Montes, quit on Jan 19th. Maria Arenas, who currently works customer service, is assisting Carolina. She is interested in taking the DR Auditor job permanently.
- Need to know the status of the DR committee/meetings, currently we are not having monthly meetings.

X SECURITY

- December summary attached

XI EXECUTIVE SESSION – HOMEOWNER INFORMATION REDACTED

XII NEW BUSINESS

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XIII SCHEDULE NEXT MEETING

XIV ADJOURNMENT

Respectfully Submitted,

Teresa Platt
Community Manager

APPROVED:

Nancy Gaudet, Secretary