

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

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

**June 27, 2024**

### **Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on June 27, 2024 beginning at approximately 6:51 p.m. Those directors in attendance were Kim Davila, Gerald Kelley, Norman Outley, Eileen Fashoro. Teresa Platt, Community Manager and Dan Kasprzak, corporate counsel were also present.

### **Minutes**

A motion was made by Eileen Fashoro to approve the May 22, 2024 board minutes. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Financials**

A motion was made by Norman Outley to approve the May financials as presented. The motion was seconded by Eileen Fashoro. The motion passed unanimously.

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

1. **Walkway to POA office** – The board made the decision to table the motion to approve the repairs to the walkway to the POA office. The board suggested others solutions such as: more rock, landscape edging and installing gutter extenders. The board would like an update once we've installed these changes and after a hard rain.
2. **Cameras at Stables** – The board made the decision to table installation of two cameras at the stables. The invoice did not show a clear explanation of the charges. Once the clarification of the invoice has been provided then the board will review and make a decision.
3. **Donation to Crosby Volunteer Fire Department** - A motion was made by Norman Outley to approve the donation for the Crosby Volunteer Fire Department in the amount of \$600. This donation will go to provide 200 children in our community with the "Firepup" materials. The motion was seconded by Eileen Fashoro. The motion passed unanimously.
4. **Office Spaces at Fitness Center** – The board discussed options of what can be done with the office spaces next to the fitness center. A few of the options were, expanding the fitness center, renting them out again or using the space for storage. The board would like to get estimates on expanding the fitness center before a decision is made.
5. **Fitness Center** – The board discussed the increase in residents to the fitness center and what can be done. The decision to replace the current PVC ceiling tiles for sound absorbing was tabled.
6. **Lake/River Road** – A motion was made by Eileen Fashoro to approve the invoice from Smart Materials for limestone for the river road in the amount of \$9,576.00. The motion was seconded by Norman Outley. The motion passed unanimously.

### **Manager's Report**

- Training for Engage, online portal, is scheduled for July 3<sup>rd</sup>. We will be able to provide a due date as to when we'll have it out to the residents.
- Statements were sent out in May and will go out again in July.
- The audit should be complete within the next few weeks.

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- The back-flow valve was stolen from N Diamondhead so Alex, with Catalina Tree Services, ordered cages to cover them to prevent this in the future.
- The Summer Celebration is ready
- Shrubbery along new addition to management office – Checked with Alex, there is no irrigation back there and if we plant shrubbery now it will die. Will plant in Fall when it does not have to be watered daily
- Landscape Update

**Architectural Control**

Davidson Homes development of Enclave at Newport – 20-acre tract at S. Diamondhead Blvd and Port O Call St. consisting of at least 73 lots

**Deed Restriction**

Hired a new DR auditor, Eloncia Penson, she will start July 1st

**Security**

May call stats; Captain Ganey informed us that he will have security placed where there is a lot of speeding issues, we just need to provide the time of day and the locations.

**Executive Session**

**HOMEOWNER INFORMATION REDACTED**

**Old Business:**

**New Business:**

**Next Meeting:** Next meeting will be July 25, 2024 at 6:00 pm. at Management Office.

**Adjournment:** There being no further business, upon motion made by Norman Outley and seconded by Eileen Fashoro, the meeting adjourned 9:07 pm.

Respectfully submitted,

Teresa Platt,  
Community Manager

**APPROVED:**

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Nancy Gaudet, Secretary