

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

Minutes of Board of Directors Meeting

July 25, 2024

**Call to Order**

A Board of Directors meeting of The New Property Owners Association of Newport, Inc. (the "Corporation") was held on July 25, 2024 beginning at approximately 6:40 p.m. Those directors in attendance were Kim Davila, Gerald Kelley, Norman Outley, Nancy Gaudet and Ruben Leal. Teresa Platt, Community Manager and Dan Kasprzak, corporate counsel were also present.

**Minutes**

A motion was made by Norman Outley to approve the June 27, 2024 board minutes. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

**Financials**

A motion was made by Gerald Kelley to approve the June financials as presented. The motion was seconded by Nancy Gaudet. The motion passed unanimously.

**Items for Discussion/Action**

1. **Storm Damage –**

Attached is a memo regarding what has taken place to date. We have cont to get bids for repairs and they are slowly coming in. Once we receive the one will be forwarded to the insurance adjuster and we will find out exa covered by insurance after our deductibles. Our deductibles are unclear a our insurance agent and his assistant are on vacation and our policy ju: insurance company told me the deductible was 10% but when I looked at t

2. **Set Date for Community Meeting –** The board made the decision not to reschedule the Quarterly Meeting missed on July 11, 2024 due to Hurricane Beryl. The next Quarterly Meeting will be in October.

**Architectural Control**

Nancy Gaudet, ACC Chair, read the count of approvals, disapprovals & variances

**Deed Restriction**

Deed Restrictions Inspections resumed July 22, 2024. Each violation letter has an attachment stapled to the front that reads if the violation is a result of Hurricane Beryl to contact our office.

**Security**

**Executive Session**

**HOMEOWNER INFORMATION REDACTED**

**Old Business:**

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**New Business:**

**Next Meeting:** Next meeting will be August 22, 2024 at 6:00 pm. at Management Office.

**Adjournment:** There being no further business, upon motion made by Nancy Gaudet and seconded by Norman Outley, the meeting adjourned 8:00 pm.

Respectfully submitted,

Teresa Platt,  
Community Manager

**APPROVED:**

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Nancy Gaudet, Secretary