

## NEWPORT PROPERTY OWNER'S ASSOCIATION ANNUAL MEETING

SATURDAY, FEBRUARY 22, 2020 10:00-11:15 AM

PRESENT: Tim and Mary Thompson, Steve and Phyllis Wilson, Dennis and Adrienne Lesko, Bob and Judy Lentz, Steve and Tyler Hill, Jim Nazzaro, Chris and Shannon Cockrell, Jeff and Diane Hanft, Buzz and Debbie Foster, Heather Vahjen, Jim Chandler, Bob Patterson, Paul Gorenflo, Kerry Carrington, David and Becky Tuteral, Melinda and Danny Austin, Tamela Tyre, Judith Kirkpatrick and guest, J. C. McKinney, Denise Medford (guest), Jimmy Peden (presenter) **TOTAL of 32 ATTENDEES**

- 1) Steve Wilson, President, welcomed and thanked everyone for attending the annual Newport Property Owners Association (POA) meeting
- 2) A quorum was confirmed by Steve Hill, Sargent at Arms
- 3) Current board members were introduced. Bylaws require approval of board members. Ballot reflects the terms of office. Five individuals with specific terms of office were nominated as follows: Robert Lentz for one (1) year term, Steve Wilson for two (2) year term, Dennis Lesko for two (2) year term, Jim Nazzaro for three (3) year term and Steve Hill for three (3) year term. President instructed vote to occur and counted during the presentation of our guest speaker, Jimmy Peden, who discussed the history, purpose and future events for Connect Lake Greenwood. Following this presentation, Steve Hill, as Sargent-at-Arms announced the vote outcome. All five board members were elected for the specific terms as nominated.
- 4) The State of South Carolina requires POAs to have Article of Incorporation, Declaration and Covenants and Bylaws. These documents are now completed and formally submitted and are posted on the website – [www.newportongreenwood.com](http://www.newportongreenwood.com)
- 5) Backwater Road paving was completed in January, 2020. The county has promised to look at two areas where water is pooling and seek ways to improve.
- 6) The financial report was presented by Jim Nazzaro, Treasurer. In 2019, favorable reviews of 2017 and 2018 financial records were conducted by Manley Garvin, Certified Public Accountant (CPA). Final Balance of checking account as of 12/31/19 was \$55,726.39. Income for 2019 totaled \$75,786.40 and expenses for 2019 totaled \$37,084.16. CD balance as of 12/31/19 was \$100,527.77. Two liens were satisfied in 2019, 1 lien was placed. As of 12/31/19, there are 4 liens totaling \$23,598 outstanding.
- 7) Architectural Committee, chaired by Bob Lentz, report was presented. Currently there are 17 homes complete. Four lots are under construction (lots 13, 14, 24, 48). Two owners for lots 23 and 25 have submitted requests to build. ACC guidelines were revised and are posted on the website.
- 8) Maintenance and Grounds, chaired by Steve Hill, was presented. Beautification was completed through flowers, plants, trees and mulching done at Newport Entry and Backwater Entries. Pylons at both entries were re-stained. Safety and security continue to be a high concern with late night cruisers and partiers. One new streetlight was added on Headwater Drive and 11 lot owners received letters to remove fallen trees. Work has been completed. Beaver Pond and Kayak Pond pumps have continued to be monitored.
- 9) Website has been managed by Jim Nazzaro and Facebook Page is managed by Steve Hill. Jim Nazzaro intends to do work on the website in the near future to facilitate ease in maintaining.
- 10) Ladies of Newport have started a "Welcome Wagon" to greet new residents. Christmas Progressive Dinner and Mailbox Decorating Contest were held. New Year's Day Open House was held. A neighborhood directory and service directory have been initiated. Craft events and exercise classes have also been held.

- 11) Floor was opened for Q/A.
  - a. Denise Medford introduced herself and shared information about the 19<sup>th</sup> Hole.
  - b. Mr. McKinney asked about the two formats being used for POA dues and County Assessments. Steve Wilson responded that Jim Nazzaro will address this question during the STD meeting to be held following the completion of the POA Annual Meeting.
  - c. Kerry Carrington asked if there are any plans by the majority lot owner for the future. Mr. McKinney responded that he wants to see the response of the houses being built in Stoney Point before considering any plans for Newport.
  - d. Dave Tuteral asked if the annual meeting might be held later in the year with warmer weather, possibly the first Saturday in May. Steve Wilson indicated he would bring this request to the board for consideration.
- 12) Bob Lentz presented a special recognition to Tim Thompson. Tim organized the P.O.A. and led the efforts to get Backwater paved. The board thanks Tim for his leadership and service over the past 7 years.
- 13) Steve Wilson thanked those who clean the road daily during walks and indicated the board is considering the possibility of speed bump and signage to improve safety for the curve where Newport and Portland Circle intersect.
- 14) The new mailing address for the Newport Property Owner's Association is as follows:
  - a. Primary communication will occur through email so please keep Treasurer aware of any email address changes

Motion was made by Jim Nazzaro and seconded by Jeff Hanft to adjourn the meeting. Motion passed. The meeting was adjourned at 11:15 a.m. (Special Tax District meeting occurred immediately thereafter.)

Respectfully submitted by Judy Lentz, Secretary