



NEWPORT PROPERTY OWNER'S ASSOCIATION ANNUAL MEETING

SATURDAY, JUNE 5, 2021. 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 and Helen Nazzaro, Buzz and Debbie Foster, Bob and Ginger Patterson, Paul Gorenflo, David and Beckie Tuteral, Melinda and Danny Austin, Dale King, Judith Kirkpatrick, J. C. McKinney, (Don MacTaggart, Jr, accompanied JC McKinney), Bob and Elaine Sims, Clay and Jenny Bryant, Lisa and Mark Meredith, John and Alicia Delacey, Caroline Buswell, Janice White. **TOTAL of 35**

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) Financial report provided by Jim Nazzaro.
 - a. A financial review was conducted in 2019. Another financial review is due in 2021.
 - b. Four liens currently exist in the amount of \$21,498.
 - c. POA Income: Direct income comes from POA dues and ACC fees. Indirect income comes from STD to support projects. Forty-seven percent of the subdivision fee in 2020 covered paving of the Backwater Road.
 - d. Cash balance as of 12/31/20 was \$66,983 with \$102,755 in a CD Reserve. Current cash balance is \$81,318 in checking and \$103,209 in CD Reserve. Packet of financial information was provided to each attendee.
- 4) ACC – Members of the ACC are Lisa Meredith, Dale King, Clay Bryant and Bob Sims.
 - a. There are a total of 23 homes completed homes currently.
 - b. Lots 8 and 12 are under construction.
 - c. Lots 15 and 28 have submitted intent to build.
 - d. There are 8 lots for sale currently.
- 5) Maintenance and Grounds – led by Steve Hill.
 - a. Beautification: Landscaping has been done on the front entrance. Thirty (30) trees were planted in the fall of 2020, and all are doing well. The Park area has been cleared.
 - b. Safety and Security: a gate has been installed on each end of Headwater Drive to restrict access.
 - c. Maintenance: Beaver Pond drainage and pond pumps are maintained continually.
 - d. Road: Portland Circle was repaired.
 - e. Cracks were fill on all blacktop roads and center stripes were painted to provide safety
- 6) Communication – website (www.newportongreenwood.com) managed by Dave Tuteral. Facebook page is managed by Steve Hill.

- 7) Newport Connection Team – composed of ladies of Newport. Meet and greet new residents established with gift baskets provided. Activities over past year were halted due to Covid.
- 8) Election – candidates were introduced.
 - a. Both candidates were asked to address the owners. In turn, owners were given the opportunity to ask questions of each candidate.
 - b. Vote was taken by written ballots. Independent vote counting observers were Dave and Beckie Tuterl. Steve Hill, as Sargent-at-Arms announced the vote outcome.
 - c. Bobby Patterson was elected for a three (3) year term.
 - d. Note: Steve Hill and Jim Nazzaro will remain for two (2) year terms and Steve Wilson and Dennis Lesko will remain for one (1) year terms.
- 9) Steve Wilson presented special recognitions to Debbie Foster, Lisa Meredith for road clean-up, Jeff Hanft for service on STD and ACC. Tim Thompson presented special recognition to Bob Lentz for service on the board and Judy Lentz for service as recording secretary.
- 10) Floor was opened for Q/A.
 - a. Steve Wilson asked if holding the Annual meeting in June time frame is OK?
 - b. There were no dissents—therefore the next Newport Annual meeting will be
- 11) The mailing address for the Newport Property Owner’s Association is as follows:

Newport P.O.A
P.O. Box 49214
Greenwood, SC 29649

(NOTE: A copy of the Financials and the briefing is posted on the Newport web page.)

Motion was made by Tim Thompson and seconded by Bob Sims 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, Recording Secretary