

ANNUAL NEWPORT POA MEETING

Special Tax District

David Tuteral

Newport POA Special Tax District

- Special Tax District (STD) established in 2018
- Provides funding via subdivision fees for budgeted items
 - Paving of Backwater Road
 - West Carolina Cable Installation (WCFIBER)
 - Boardwalk Repair
 - POA project costs, maintenance, utilities, etc. are also added to the Subdivision fee
- Newport Subdivision STD Fees (County FY is June to June)
 - Past Fees
 - FY2023: \$970 FY2024: \$1,072.66
 - FY2025 fees: \$1,026.22 (Based on 70 taxable properties)
 - Future Newport STD fees will vary depending upon budgeted items and number of taxable properties

Special Tax District Financials (as of 8/6/24)

- 2024 Expenses:
 - \$55,410.06
- 2024 Current Balance:
 - \$21,526.74
 - (this will vary depending upon when taxes are paid to County)
- Operating Budget:
 - \$11,526.74
 - (current balance – estimated remaining 2024 expenses, \$10k)

Special Tax District 2024 Expenditures (as of 8/6/24)

C	2024 Budget	2024 Expenses
Infrastructure		
Paving of Backwater Rd – to Greenwood County (Balance: \$253,391 – 11 more yrs)	\$23,035.67	\$23,035.67
Boardwalk Repair – to JC McKinney (Balance: \$138,250 – approx. 7 years)	\$10,000	\$10,000
West Carolina Cable Installation (WCFIBER) (Balance: \$84,000 – 7 years)	\$12,000	\$12,000
Utilities		
Duke Power (electric)	\$8,000	\$5,030.32
CPW (gas)	\$1,200	\$514.07
Maintenance		
Common Area Mowing / Planting	\$7,000	\$3,850
TruGreen	\$1,400	\$320
Road Maintenance	\$2,000	0
Signage Maintenance	\$500	0
Contingency		
Per Parcel Fee for County Treasurer	\$660	\$660
Total Expenditures	\$70,795.67	\$55,410.06
<i>Taxable Number of Parcels (comes from County)</i>	66	
Flat Fee per Taxable Parcel	\$1,072.66	

Special Tax District FY2025 Budget

Infrastructure	
Paving of Backwater Road – to Greenwood County (Balance: \$253,391 – 11 more years)	\$23,035.67
Boardwalk Repair – to JC McKinney (Balance: \$138,250 – approx. 7 years)	\$15,000
West Carolina Cable Installation (WCFIBER) (Balance: \$84,000 – 7 years)	\$12,000
Utilities	
Duke Power (electric)	\$8,000
CPW (gas)	\$1,200
Maintenance	
Common Area Mowing / Planting	\$7,000
TruGreen	\$1,400
Road Maintenance	\$1,000
Signage Maintenance	\$500
Contingency	\$2,000
Per Parcel Fee for County Treasurer	\$700
Total Expenditures	
	\$71,835.67
<i>Taxable Number of Parcels (comes from County)</i>	70
Flat Fee per Taxable Parcel	\$1,026.22

Special Tax District

Questions?



ANNUAL PROPERTY OWNERS MEETING
August 24, 2024

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 24, 2024

Introduction

Financials-POA

Newport Web Page

Architectural Committee

Hails and Farewells

2024 Update (What's New)

Newport Flag Program

OLDE EIGHT Membership

Election of Board Members

Meeting Adjourned

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 24, 2024

Welcome and Call to Order

Confirm that a Quorum is present

Introduction of the Board

Steve Wilson-President

Bobby Patterson-Vice President

Jane Trnka-Secretary

David Tuteral-Treasurer

Steve Hill-Sargent at Arms/Grounds & Maintenance

ANNUAL NEWPORT POA MEETING

GOVERNING DOCUMENTS

CERTIFIED TO BE A TRUE AND CORRECT COPY AS TAKEN FROM AND COMPARED WITH THE ORIGINAL ON FILE IN THIS OFFICE

Sep 27 2019
REFERENCE ID: 406900

Mark Hammond
STATE SECRETARY

**STATE OF SOUTH CAROLINA
SECRETARY OF STATE
NONPROFIT CORPORATION
ARTICLES OF INCORPORATION**

Pursuant to Section 33-31-202 of the South Carolina Code of Laws, as amended, the undersigned corporation submits the following information

1. The name of the nonprofit corporation is Newport Property Owners Association, Inc

2. The initial registered office of the nonprofit corporation is 709 Swing About
Greenwood Greenwood South Carolina 29649
City County State Zip Code

The name of the registered agent of the nonprofit corporation at that office is Tim Burke
Print Name

I hereby consent to the appointment as registered agent of the corporation

Tim Burke
Agent's Signature

3. Check "a", "b", or "c" whichever is applicable. Check only one box

a. The nonprofit corporation is a public benefit corporation

b. The nonprofit corporation is a religious corporation

c. The nonprofit corporation is a mutual benefit corporation.

4. Check "a" or "b", whichever is applicable

a. This corporation will have members

b. This corporation will not have members

5. The address of the principal office of the nonprofit corporation is 709 Swing About
Greenwood Greenwood South Carolina 29649
City County State Zip Code

6. If this nonprofit corporation is either a public benefit or religious corporation (when box "a" or "b" of paragraph 3 is checked), complete either "a" or "b", whichever is applicable, to describe how the remaining assets of the corporation will be distributed upon dissolution of the corporation

a. Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to a public purpose. Any such assets to a state or local government, for a public purpose. Any such assets, not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated

070308-0003 FILED 03/08/2007
NEWPORT PROPERTY OWNERS ASSOCIATION, INC
State Fee: \$25.00 DING
Mark Hammond South Carolina Secretary of State

ARTICLES OF INCORPORATION

6819-346-431 Instrument# 20060011457 Book Page 1002 283

20060011457
EACHT & PADGETT LLC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENWOOD)

DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS,
EASEMENTS, LIENS AND CHARGES OF
NEWPORT

20060011457
Filed for Record in
GREENWOOD COUNTY, SC
INSTRUMENT# 61154 #A-
10-17-2006 at 01:54 #A-
RECORDED on 12:00
Book 1002 Page 283 - 283

Space Above For Recording Purpose Only

This Declaration is made on the 2nd of October, 2006, by SCN Newport Land Development Company, I.L.C., a South Carolina limited liability company, hereinafter referred to as "Declarant."

WHEREAS, the Declarant is the owner of certain real property located in Greenwood County, South Carolina, more particularly described as follows:

See Exhibit A

WHEREAS, the Declarant intends to develop on the Property residential and resort communities and Declarant is desirous of maintaining design criteria, location, plans, construction specifications and other controls including but not limited to boundary setbacks to assure the integrity of the project; and

WHEREAS, the Declarant has caused or will cause The Newport Property Owners Association, Inc., a corporation organized under the nonprofit corporation laws of South Carolina, to be formed for the purpose of providing a nonprofit organization to serve as the representative of the owners and residents with respect to the administration and the enforcement of all covenants, conditions, restrictions, easements and charges contained herein; all items created hereby; the creation, operation, management and maintenance of the Common Areas, and any Limited Common Areas; the operation, management and maintenance of any leased property; the assessment, collection and application of all charges imposed hereunder; and the promotion otherwise of the health, safety and general welfare of the owners and residents and the preservation of the values and amenities; and

WHEREAS, each Purchaser of a Lot will be required to construct and maintain a home therein in

Greenwood County, SC - Document# 2006-1-11457 1/21

DECLARATION & COVENANTS

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

20060011457
FILED FOR RECORD IN
GREENWOOD COUNTY, SC
INSTRUMENT# 61154 #A-
10-17-2006 at 01:54 #A-
RECORDED on 12:00
Book 1002 Page 283 - 283

BYLAWS OF NEWPORT PROPERTY OWNERS ASSOCIATION, INC. (Declaration recorded in Deed Book 1002 at Page 263)

These BYLAWS OF NEWPORT PROPERTY OWNERS ASSOCIATION, INC. (the "Bylaws") are made on the Execution Date (hereinafter defined) by the Board of Directors (the "Board") of the Newport Property Owners' Association (the "Association").

WHEREAS, SCN Newport Land Development Company, LLC, (the "Declarant") did record that certain Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Newport, dated October 12, 2006, and recorded October 17, 2006, in the Office of the Clerk of Court for Greenwood County in Deed Book 1002 at Page 263, in the Office of the supplemented the "Declaration"; and

WHEREAS, the Declarant never adopted Bylaws for the Association after incorporation; and

WHEREAS, the Declarant has abandoned, relinquished, and voluntarily released all its rights reserved to it in the Declaration; and

WHEREAS, the Board of Directors believes it to be in the best interest of the Association to adopt the following Bylaws pursuant to the South Carolina Nonprofit Corporation Act (S.C. Code Ann. § 33-31-206), and to record these Bylaws pursuant to the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170).

NOW THEREFORE, in accordance with the foregoing, the Association does hereby adopt and record the following Bylaws for Newport Property Owners Association, Inc.

After recording, please return to:
McCabe, Trotter & Beverly, P.C.
P.O. Box 212089, Columbia, SC 29221
File No.: 20698.3

BYLAWS

Documents Available online:
www.newportonlakegreenwood.com

ANNUAL NEWPORT POA MEETING

POA Financials

David Tuteral

Newport POA Financials

- Provides funding for Newport POA budgeted items
 - Lawyer fees (Advice on governance)
 - Maintenance expenses (new signs, painting, pumps & irrigation, etc.)
 - Landscape beautification (flowers, plants, straw, etc.)
 - Administrative (insurance, website hosting, PO Box, tax returns, etc.)
- Newport POA Assessments
 - 2024: \$170/yr per taxable parcel; additional \$300 for boardwalk parcels
 - 2025: \$170/yr estimated; additional \$300 for boardwalk parcels
 - Future Newport POA Assessments will vary depending upon budgeted items and expenses
- Architecture Building Fee: \$1,750
- Architecture Compliance Deposit; covers any fines/fees: \$2,000

Newport POA Financials (as of 8/6/24)

- 2024 Income: \$18,651
 - (Architecture Compliance Deposits not included as income)
- 2024 Expenses: \$6,701.64
- Architecture Compliance Deposits: \$26,000 (13 homes)
- Boardwalk Maintenance Reserves: \$2,400
 - (Comes from additional \$300 assessments for boardwalk parcels)
- Current Bank Balance: \$74,669.04
- Actual Balance: \$46,269.04
 - (Current balance - \$26,000 - \$2,400)
- Anticipated Income: 2024 Assessment not paid: \$1,930 (9 parcels)
- Anticipated Income: 2024 Architecture Bldg Fees: \$3,500 (2 new builds)
- Operating Budget: \$45,699.04
 - (Actual balance + anticipated assessments & fees – est remaining 2024 expenses: \$6k)

Newport POA Income & Expenditures (as of 8/6/24)

Income	2023	2024
POA Assessments	\$500	\$11,651
Architecture Building Fees (\$1,750 per build)	\$12,250	\$3,500
Trailer Storage (\$100 per space)	\$300	\$1,100
Boardwalk Maintenance Assessments (\$300 per parcel)	\$1,500	\$2,400
Transfer from CD	\$103,915.53	NA
Total Income	\$118,465.53	\$18,651

Expenditures	2023	2024
Lawyer Fees (general advice on governance, etc.)	\$8,577.05	\$4,914.90
Maintenance expenses (new signs, painting, pumps & irrigation, etc.)	\$353.14	\$485.85
Landscape beautification (flowers, plants, straw, etc.)	\$180	\$118.75
Administrative (insurance, website hosting, PO Box, tax returns, etc.)	\$2,397.73	\$1,311.89
CPW (gas)	\$1,002.74	NA
Newport Entrance Gate Purchase	\$12,495.48	NA
Boardwalk Repair	\$143,400	NA
Total Expenditures	\$168,406.14	\$6,831.39

Home Page – Pay Dues

SITE LINKS

- Home
- Documents
- Gallery
- Contact

GET IN TOUCH

✉ newportpoa.president@gmail.com

PAY DUES HERE

Pay Now

VISA MASTERCARD AMERICAN EXPRESS

f

© 2020, Newport on Lake Greenwood. All Rights Reserved.

GODADDY DESIGN SERVICES

Click on
“Pay Now”

Newport Property Owners, INC

Purchase details

Description Dues Payment		
Price per item	USD	Quantity 1

Continue

Powered by PayPal

Enter
amount; hit
continue

PayPal 🛒 \$5.00 USD

Pay with PayPal

With a PayPal account, you're eligible for free return shipping, Purchase Protection, and more.

[Forgot password?](#)

Log In

or

Pay with Debit or Credit Card

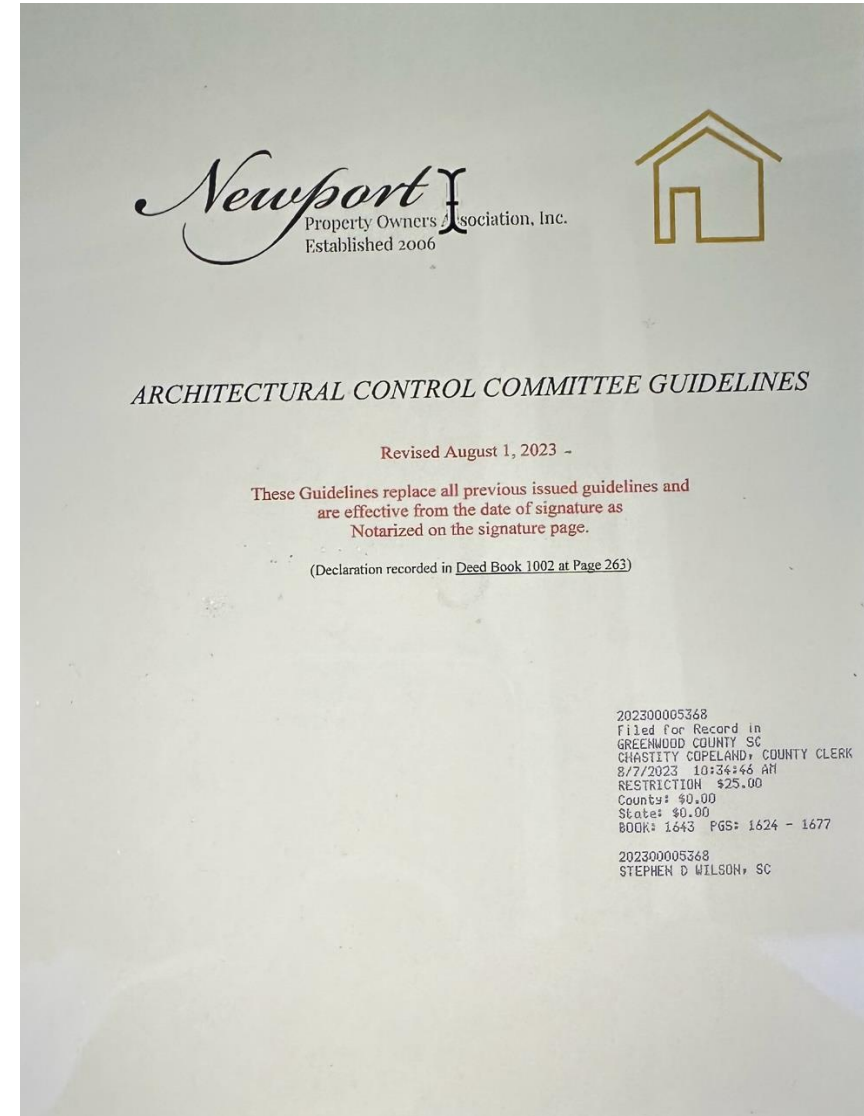
ANNUAL NEWPORT POA MEETING

Architectural Committee

Members: Bob Sims and Janice White

2024

- Homes and lot development have increased to 40 Homes
- Architectural Committee supporting growth of Newport



ANNUAL NEWPORT POA MEETING

Five homes completed

Lots: 15, 38, 46, 115, 116

Ten homes under construction,

Lots 31, 32, 36, 54, 55, 80, 114, 135, 136, 168

Three owners have expressed intent to build.

Lots 17, 18, 19

Four Homes (H) sold / Two lots

Lot 5(H), 13,(H), 38(H), 43(H), 1, 18

One lot / Three Homes for sale.

Lot 49, 55(H), 114(H), 116(H)



AGENDA FOR ANNUAL NEWPORT POA MEETING

August 24, 2024

HELLO & WELCOME TO OUR NEW NEIGHBORS

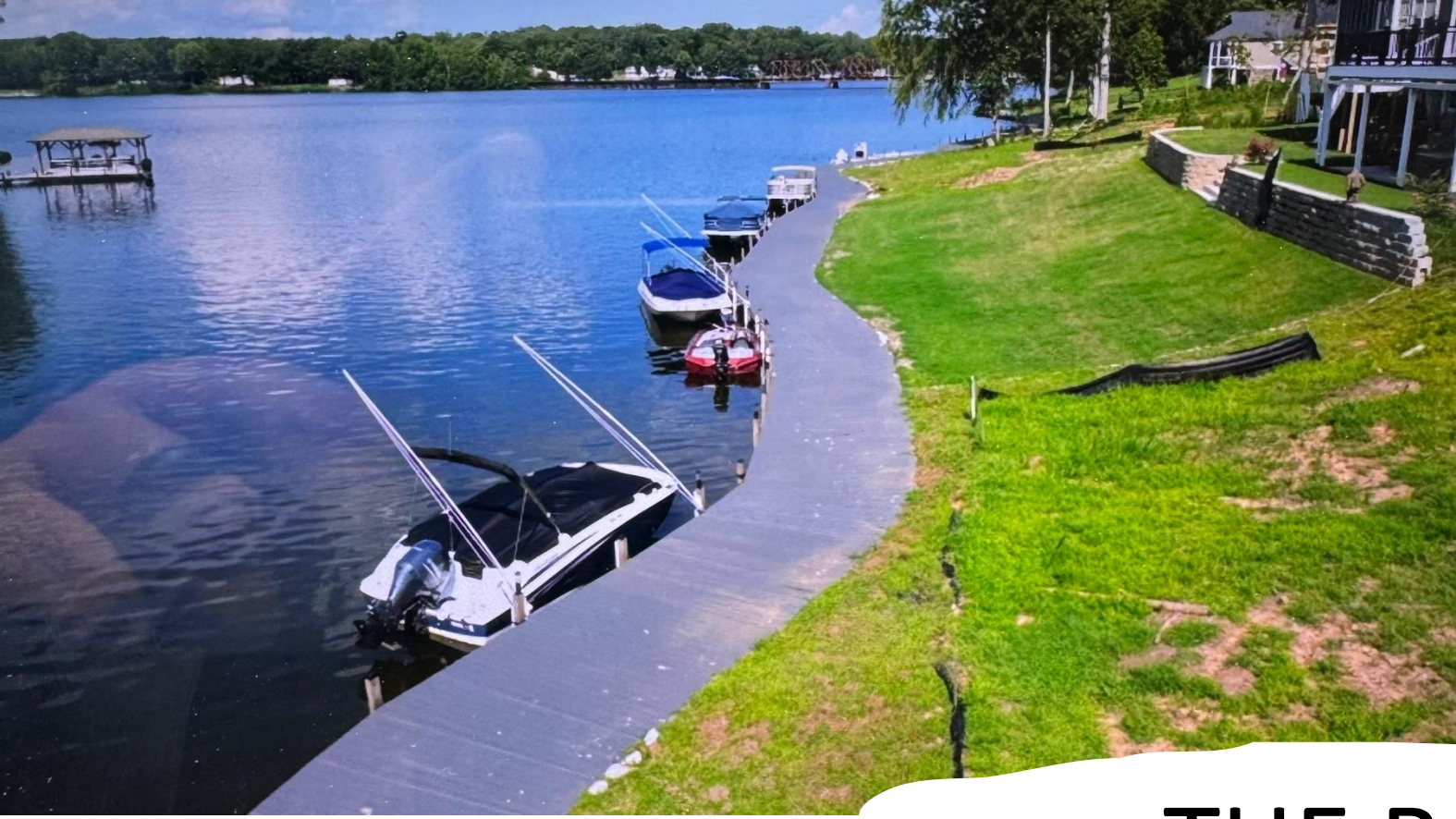
- Bret & Diana Ingalls
- James DiVerde & Judith Krupica
- Stephen & Jane Masterson
- Bryan & Kathleen Fitch
- Bob & Barbara Letourneau
- Jeff & Sheri Womack
- Michael Tomei
- John & Pat Peterson
- Karen Martin

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 24, 2024

**FAREWELL—
Sorry to see
you go.**

- **Jim & Helen Nazzaro**
- **Clay & Jenny Bryant**



THE BOARDWALK



Avenue of Flags in Newport

- Allows Newport an opportunity to create an “Avenue of Flags” to show their pride and patriotism by displaying the American Flag in front of their homes on 5 National Holidays per year.
- Participation by each property owner is voluntary.



Flag Program - Newport POA

- Volunteer donations collected in April
(will accepted additional donations today)
 - Proceeds donated equally to 3 local charities
 - Tranquility Point, Pathway House, Humane Society
- | | |
|------------------|---------------|
| 2024: \$2,048.59 | 2023: \$1,650 |
|------------------|---------------|
- Displayed on five holidays:

Memorial Day	Labor Day
Flag Day	Veterans Day
Independence Day	





6870-686-404

6870-686-404

6870-250-588
6870-252-582
6870-249-580
6870-241-576
6870-237-572
6870-235-570
6870-272-586
6870-278-585
6870-285-580
6870-288-578
6870-309-576
6870-303-578
6870-331-577
6870-330-575
6870-340-570
6870-360-566
6870-366-567
6870-382-568
6870-375-580
6870-398-565
6870-400-564
6870-418-560
6870-419-558

6870-250-552
6870-261-550
6870-274-553
6870-289-552
6870-301-553
6870-334-548
6870-340-550
6870-372-544
6870-392-538
6870-403-537
6870-425-551
6870-432-547
6870-445-540
6870-454-532

6870-252-587
6870-261-585
6870-274-583
6870-289-582
6870-301-583
6870-334-578
6870-340-580
6870-372-572
6870-392-566
6870-403-565
6870-425-561
6870-432-557
6870-445-550
6870-454-542

6870-220-599
6870-241-576
6870-237-572
6870-235-570
6870-272-586
6870-278-585
6870-285-580
6870-288-578
6870-309-576
6870-303-578
6870-331-577
6870-330-575
6870-340-570
6870-360-566
6870-366-567
6870-382-568
6870-375-580
6870-398-565
6870-400-564
6870-418-560
6870-419-558

6870-250-552
6870-261-550
6870-274-553
6870-289-552
6870-301-553
6870-334-548
6870-340-550
6870-372-544
6870-392-538
6870-403-537
6870-425-551
6870-432-547
6870-445-540
6870-454-532

6870-252-587
6870-261-585
6870-274-583
6870-289-582
6870-301-583
6870-334-578
6870-340-580
6870-372-572
6870-392-566
6870-403-565
6870-425-561
6870-432-557
6870-445-550
6870-454-542

OLDE EIGHT VISION

While centered on golf, Olde Eight will combine a unique, fun and ambitious golf experience coupled with serene and rustic amenities, recreational opportunities and nature, all situated on beautiful Lake Greenwood.

The vision of Olde Eight is to create

- ❖ An exceptional mixed-use recreational community.
- ❖ A golf haven for enjoyment and learning, appealing to all generations.
- ❖ A commitment to excellence, environmental stewardship and fostering a sense of community.
- ❖ A premier choice for those seeking a harmonious blend of golf, golf instruction, leisure and lakeside living in the heart of South Carolina.

OLDE EIGHT VISION VIDEO





OLDE EIGHT

Consists of:

- The acquisition and assemblage of up to five parcels of land, which includes the existing golf course and club facilities known as “The Links at Stoney Point” and the vacant residential real estate lots located in and around the Stoney Point residential community, all of which are located in and around Lake Greenwood.
- The renovation and rebranding of The Links at Stoney Point golf course and club facilities into a private golf club facility named Olde Eight.
- The development of a golf instruction facility, golf practice area and reversible short course in partnership with professional golfer David Duval and PGA professional instructor Shane LeBaron, along with approximately 20 golf cottage rentals.
- The new development of residential community infrastructure for up to 750 entitled residential dwellings, comprised of approximately 500 single family homes, 250 multifamily or townhomes and amenities such as a lake club, marina, fitness/health and wellness center, parks and trails.
- The development of a general store/market and development or parcel sale of a conference center and retail and/or service establishments that will complement and serve the residential development, golf facilities and the public.
- Olde Eight is expected to be completed in various phases over the course of approximately 10-12 years.

Greenwood, South Carolina

- Centrally located among major Southern markets, including Atlanta, Charlotte, Greenville, Columbia and Augusta.
- Within a day's drive of almost half of the U.S. population.
- Greenwood has four-lane access (under an hour) to I-26, I-385, and I-85.
- Three commercial airports within an easy commute.



MASTER PLAN DETAILS

Homes and Rentals:

- Approximately 130 units to be built in the existing Stoney Point Neighborhood
- 8 of the 130 will be rental cabins
- 288 units to be built in the new development area adjacent to the existing Stoney Point Neighborhood
- 18 of the 288 will be rental cabins
- Additional 70 acres residential planned for future phases; up to 332 units as multifamily and single family
- Total of 750 units planned with flexibility to build more if needed

Amenities will include:

- Lake club with a restaurant, wellness center, outdoor pavilion, resort-style pool, water amenities and an event lawn
- Championship golf course, short course, lighted putting course and practice facilities; redesign by award winning Drew Rodgers
- Golf academy with David Duval and Shane LeBaron, resort golf pro-shop, Olde Eight private clubhouse with pub
- Marina club with 20 boat slips and dock access
- Neighborhood general store open to public
- Nature trails and related outdoor activities
- Existing Stoney Point amenities to include conference and meeting center with pub, pro shop, tennis and pickleball

Future Expansion:

- Stand alone conference center and meeting space
- Retail and office space
- Multifamily or other higher density residential product
- Single family homes
- Potential hotel
- Other commercial uses to benefit the long-term viability of Olde Eight

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 24, 2024

MODIFYING THE DECLARATION & COVENANTS

A change to the Declaration and Covenants requires the approval of 75% of ALL PROPERTY OWNERS. (D&C Article X, Sect 5)

Currently there 67 property owners. ($67 \times 75\% = 50.25$ —51 OWNERS MUST APPROVE).

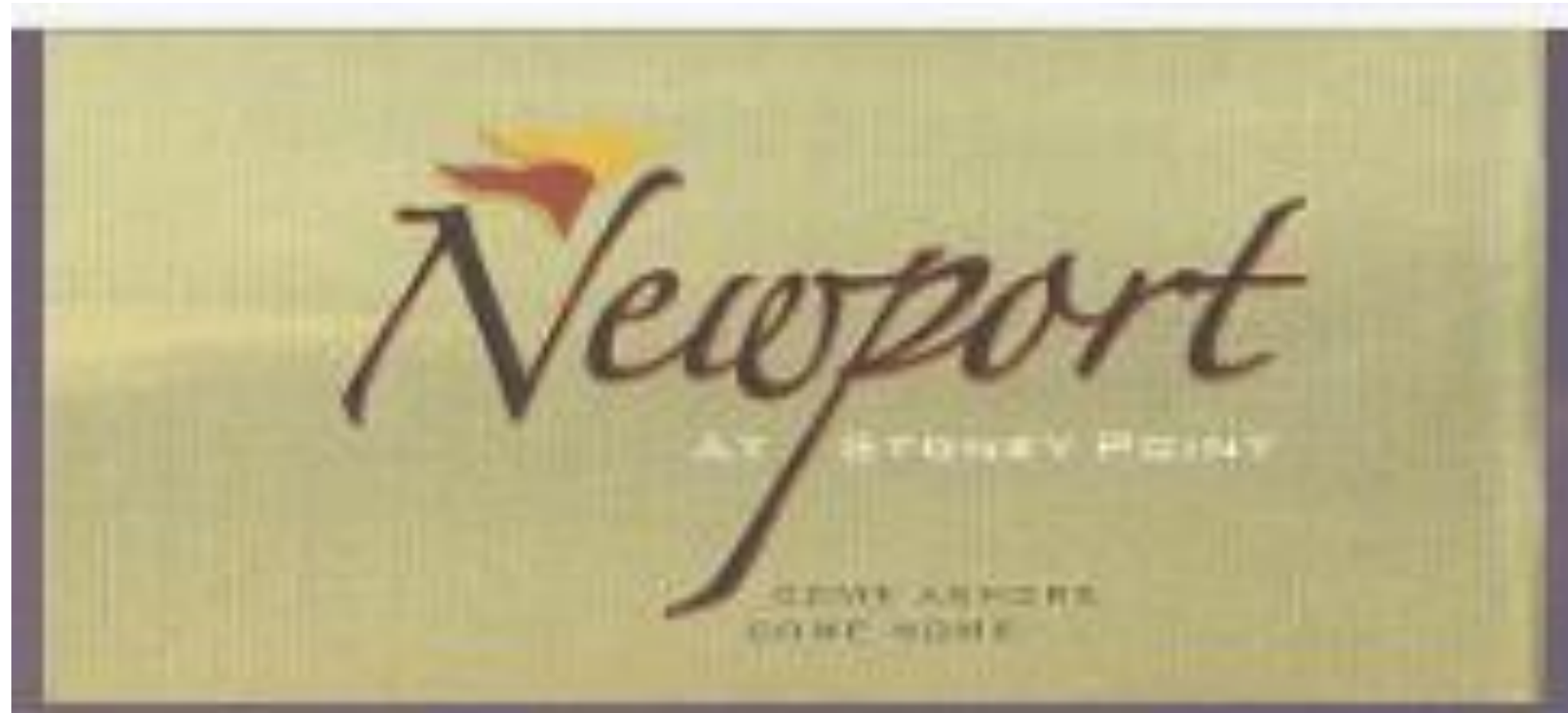
Each change must be documented as an Amendment to the D&C's and then approved by the owners.

Any action regarding the mandatory Club Membership requires a change to the Declaration and Covenants.

A “Straw Vote” will be taken today to determine if there is 75% (51 owners) who want to pursue the next step.

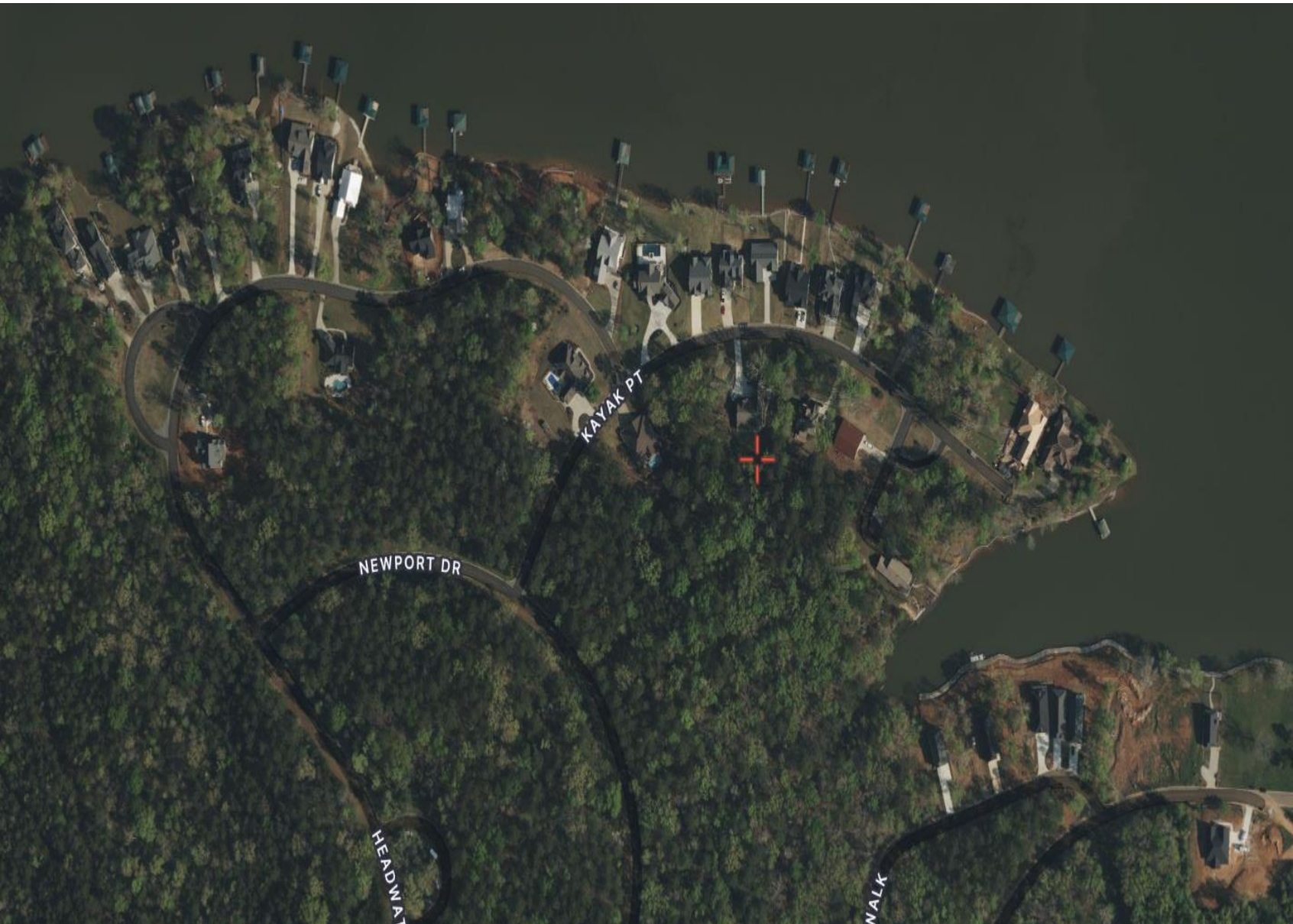
Be aware—A Lawsuit will be expensive. Minimum estimated at \$30,000. The final legal fee will be paid by a Special Assessment equally by all owners.

The Coalition
for a better
Newport



Facts

- Stoney Point raised the 2024 membership fee
- Stoney Point previous ownership has not completed their obligation to provide amenities for Newport members.
- Stoney Point previous ownership has not maintained amenities to an acceptable standard.
- The contract between Newport homeowners and Stoney Point – Olde Eight is transferrable between ownership.
- A $\frac{3}{4}$ Newport vote can be used to submit a requested change to the mandatory Stoney Point – Olde Eight membership agreement.
 - Olde Eight could agree, but is not required to agree, to drop the mandatory membership requirement, even with a $\frac{3}{4}$ Newport vote
 - Legal action would need to be taken if Olde Eight does not agree to drop the mandatory membership requirement.



Stoney Point Annual Fee's

- Newport Annual Stoney Point Membership
 - 35 Homes x \$75 per month x 12 Months

= \$31,500

Obligation To Provide Amenities

Fri, Nov 18, 2022 at 8:47 AM

Hello all,

I have been asked to clarify some questions in regards to membership to The Links at Stoney Point. As a property owner of Newport, you have a requirement to have a membership *at your level of choice* to the club. I am attaching the membership application for your reference. We hope that you will enjoy the amenities that are located just adjacent to your property! We have invested heavily in improvements to the club, and continue to do so. Some additions coming soon or now available:

- Heated Lap Pool enhancements. The pool is currently closed for the winter while we obtain quotes on this project.
- Pickleball courts...Coming this spring
- Boat/Trailer storage: We have limited space available for now at \$200/space. Please inquire

--

Sincerely,

Denise G. Medford, President

The Links at Stoney Point & Bermudas

709 Swing About

Greenwood, SC 29649

864-942-0900 xt 7

www.stoneypointlife.com

****Be sure to follow us on Facebook!****



Obligation to Maintain Amenities



Transferrable: Assignment and Assumption Right

.....
Assignors to Hole 19 as Assignee. As defined and described in ARTICLE VI entitled Links at Stoney Point Membership Requirement of the Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Newport this shall require all owners to join The Links at Stoney Point Golf Club, its successors or assigns. Pursuant to this Assignment, said rights to REQUIRE ALL OWNERS TO JOIN THE LINKS AT STONEY POINT GOLF CLUB, ITS SUCCESSORS OR ASSIGNS and its associated

Stoney Point HOA Change to their D & C's

- In the **Restatement of Covenants & Restrictions for Stoney Point** document dated March 9, 2022 (and on the Stoney Point Google Drive), Part II, Article VIII, Section 1 specifically states that in regards to the Club's social dues:
- **Subsequent Social Membership initiation fees, transfer fees, monthly membership fees and dining minimum increases shall be limited to a maximum of five (5%) percent of the previous year** or the cost-of-living index, whichever is greater, and no fees shall be increased until calendar year 2022.

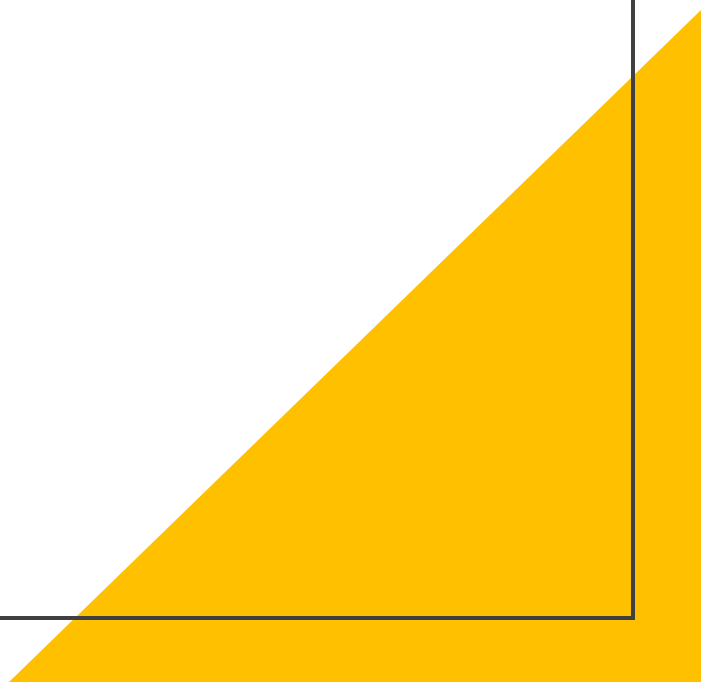
3/4 Required Vote

Article X, Section 5

This Declaration may be amended by a vote of the cumulative total of three-fourths (3/4) of the Class A plus Class B member votes. Said written instrument shall be recorded in the Office of the Clerk of Court for Greenwood County.

For those with a social membership, you will continue to enjoy the club under the same pricing structure, but with improved amenities. For the golf community, we are close to finalizing a membership platform that takes into account your legacy with the Links at Stoney Point. You will be

Olde Eight Preliminary Commitment



Recommended Next Steps

- Olde Eight management will not be participating in the upcoming Newport POA Annual Meeting.
- Newport homeowners hold an open discussion during the upcoming annual meeting.
 - Olde Eight presentation review.
 - Review any additional information collected between 8/4/24 and 8/24/24.
- Newport homeowners vote at the Newport POA Annual meeting to verify a $\frac{3}{4}$ majority in favor of exiting the mandatory Stoney Point – Olde Eight membership agreement, move to optional membership.
- Schedule follow up meeting to share results with the Olde Eight management and discuss options to move forward

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 24, 2024

STRAW VOTE BALLOT

Ballot

Do you prefer to initiate discussions to change the Olde Eight mandatory membership to an Optional Membership for Newport Homeowners?

Circle One: Yes or No

ANNUAL NEWPORT POA MEETING

Voting item:

Election of One Newport Property Owner as a Board Member:

Process: Meeting turned over to the Secretary to conduct the election.

1. All Eligible property owners may vote for a single Candidate
2. Vote for **One-candidate**. (Cannot vote twice for a single candidate)
2. Vote will be by written ballot and the candidate with the most votes wins.
3. The Secretary, Sargent at Arms, & independent property owner will determine the outcome of the written vote.
5. The results will be announced when confirmed.
6. Let's meet the Candidates.
 Judy Kirkpatrick Janice White
7. Member Discussion
8. Conduct the vote

ANNUAL NEWPORT POA MEETING

IN THE NEIGHBORHOOD

1. Speeding in the Neighborhood
 - a. Speed Limit is 25 MPH
 - b. Increased number of residents—walkers, bike riders, kids, pets
 - c. NO ONE WANTS AN ACCIDENT, and NO ONE WANTS SPEED BUMPS---Please SLOW DOWN
2. Parking
 - a. Streets are narrow
 - b. Still significant construction
 - c. Please park in your driveway-when possible
 - d. No overnight parking for Construction/Commercial Vehicles (ART VIII Sect 9)
3. Pets: IAW our Declaration and Covenants (ART VIII, Sect 3)—Limit is two pets per household
4. Trailers: IAW our Declaration and Covenants (Art VIII, Sect. 8) trailer are not to be kept at individual's home.

ANNUAL NEWPORT POA MEETING

In the Neighborhood

5. Lawn Yard Waste Collection. Put on the curb the last Sunday of the month—will be picked up the following week.
6. Trash/Recycle Bins: IAW our Declaration and (Art VIII, Sect 16) Covenants they are to be stored out of sight.
7. Need your help with clean up—i.e. Drains, Tree fall, Lake Clean-up.
8. Complaints: ACC Guidelines, App 15, Request for Action (Next Page)
9. Ponds: Concern expressed about people not living here are fishing in the ponds. Security and Liability concerns.

APPENDIX 15

Request for Action

NEWPORT ARCHITECTURAL CONTROL COMMITTEE

Name of Complainant: _____	Name of Offender: _____
Address of Complainant: _____	Address of Offender: _____
Telephone Number: _____	Telephone Number: _____
Email: _____	Email: _____

Details of the Complaint (Infraction of the "Covenants" and/or ACC Guidelines)

Date of first action taken: _____
Action taken: _____

Date of 2nd action taken: _____
Action taken: _____

Date of 3rd action taken: _____
Action taken: _____

Final Resolution: _____ _____ _____ _____

Name of ACC/NPOA Member: _____	Date Received: _____
---------------------------------------	-----------------------------

ANNUAL NEWPORT POA MEETING

Trailer Parking



1. Trailers: IAW our Declaration and Covenants (Art VIII, Sect. 8) trailer are not to be kept at individual's house.
2. Mr. McKinney has allowed us to establish a trailer parking area.
3. Don Lowman, manages the trailer storage area.
4. Anyone needing a space can contact Don

ANNUAL NEWPORT POA MEETING

August 24, 2024

The Board has received requests for information on the following items:

The Front Gate

The Boat Ramp/Marina

ANNUAL NEWPORT POA MEETING

Front Gate

Number-One
requested item on the
amenity survey

Boardwalk Balance as of
8/19/24: \$138,250

Schedule for payments to MCK:

- 2025 – 2029: \$20,000 per year (\$100,000)
- Payments made NLT January 31, of each year, until Advance Payment is fully paid.

Maintain the ACC fee credit (\$1,750 per home) until advance payment is complete.

MCK Properties grants permission to Newport POA to install, maintain and have operational control all aspects of gate operation.

MCK did not agree to the proposed amendment. Will keep owners informed.

ANNUAL NEWPORT
POA MEETING
Boat Ramp/Marina

1. Currently; plans are under review.
2. To be addressed in near future :
 - a. Usage—who will be authorized to use the Boat Ramp
 - b. Management—who and how with the ramp area be managed
 - c. Fees—will there be a fee to use the ramp
 - d. Liability---how will Mr. McKinney be protected.

ANNUAL NEWPORT POA MEETING

- MAILING ADDRESS:
 - NEWPORT P.O.A.
 - PO BOX 49214
 - GREENWOOD, SC 29649
- PRIMARY COMMUNICATION IS THROUGH EMAIL---*VERY IMPORTANT THAT YOU HAVE CHECKED / VERIFIED YOUR EMAIL ADDRESS BEFORE YOU DEPART TODAY.*
- *WE ARE HERE TO SELFLESSLY SERVE & WORK FOR YOU*

ANNUAL
NEWPORT POA
MEETING
August 24, 2024

Results of the
Election of the new
Board Member

Results of the Straw
Vote

ANNUAL NEWPORT POA MEETING

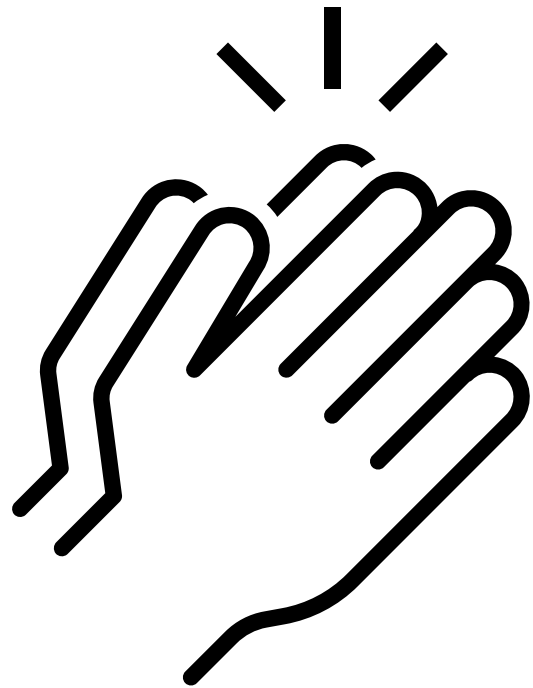
Upcoming Social Events

2024

1. October: Neighborhood Block Party
2. December: Mailbox Decorating Contest

2025

1. Feb: Newport Wine Walk
2. IDEAS?

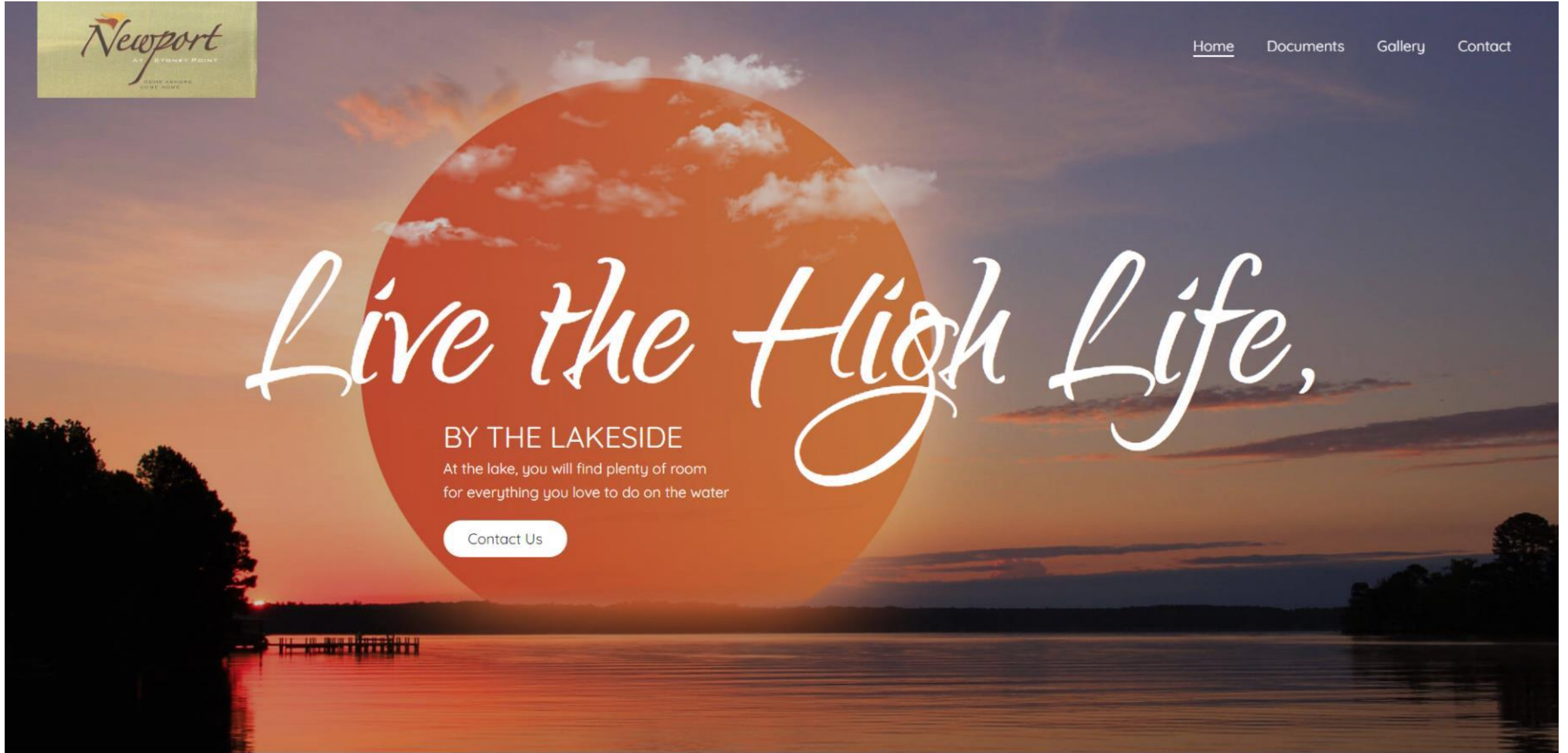


ANNUAL NEWPORT POA MEETING

Bobby Patterson

- Board Member for 3 years
- Served as POA Vice President
- Selfless Service
- Friend and Neighbor
- THANKS VERY MUCH.

Home Page



Live the High Life,

BY THE LAKESIDE

At the lake, you will find plenty of room
for everything you love to do on the water

Contact Us



QUESTIONS

ANSWERS



ANNUAL NEWPORT POA MEETING

From the Board I want to thank all of you for attending today's Annual meeting. We encourage you to provide any assistance in making this meeting more beneficial. We wish you safe travel wherever you may be heading.

Motion to adjourn.

See you on the Lake