

**Newport POA Meeting Notes
March 19, 2025**

Meeting Called to order: 8:32 AM.

Present: Steve Wilson, Jane Trnka, David Tuteral, Janice White, Judy Kirkpatrick (Phone); ACC: Bob Sims, Sammy Lanford; Donald MacTaggart (property owner)

A. Approve the Feb 2025 Board meeting minutes: Motion: Jane, 2nd: Janice

B. **Financial Report (as of 3/17/2025)**

STD Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Backwater	\$23,036	23,036	\$23,036	-	-	-	-	-
Boardwalk	\$10,000	\$15,000	\$15,000	-	-	-	-	-
Duke	\$8,961	\$1,593.20	\$783.66	-	-	-	-	-
CPW	\$841	\$189.00	\$92.46	809.54				
Mowing	\$6,720	\$1,650	\$550	96.54	88;97			
TruGreen	\$320	\$113.84	\$56.92	\$550	550			
Signage	\$0	\$305.71	-	-	56.92			
Total	\$61,878	\$41,582.04	\$39,519.04	\$1,456.08	\$606.92	\$0.00	\$0.00	\$0.00
STD Est. Balance	\$16,214	\$36,940.03	\$39,003.03	\$37,546.95	\$36,940.03			

Backwater Rd: Total Loan: \$345,535; Paid: \$115,180; Owe: \$230,355 (10 yrs remaining)

Boardwalk: Total Loan: \$277,000; Paid: \$157,250; Owe: \$119,750 (approx. 7 yrs remaining)

- Note: Credit toward Boardwalk repair: \$10,500 (Lot 38, 46, 50, 135, 136, 137, 168)

Checking Expenses

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Admin	\$2,313	594.45	581.61	-	12.84			
Landscape	\$119	125.00	-	-	125.00			
Maintenance	\$604	0.00	-	-				
Insurance	\$3,055	0.00	-	-				
Legal	\$10,705	0.00	-	-				
ACC Refunds	\$15,000	0.00	-	-				
Total	\$31,796	719.45	581.61	0.00	137.84	0.00	0.00	0.00

Checking Income

Item	2024 Total	2025 Total	Jan	Feb	Mar	Apr	May	Jun
Assessments	\$14,091	\$9,530	\$7,700	\$510	\$1,320			
ACC Fees	\$19,250	\$2,000	\$2,000	-				
Trailer Storage	\$1,235	\$900	\$100	\$500	\$300			
Total	\$34,576	\$12,430	\$9,800	\$1,010	\$1,620	\$0	\$0	

Checking Account Balance

	2024 Beginning	2025 Beginning	Jan Ending	Feb Ending	Mar as of 3/17	Apr Ending	May Ending	Jun Ending
Account Balance	\$ 57,249	\$ 59,904	\$ 69,235	\$ 70,245	\$ 71,727			

David set up separate accounts and moved the Boardwalk reserves into a new account.

Useable Checking: \$51,827 (minus ACC refund deposits, \$16,000 & Boardwalk reserves, \$3,900)

- ACC refund deposits (\$16,000): (32/33); (54); Mactaggart (18, 50, 135, 136, 137, 168).

Additional Revenue Anticipated:

- POA Assessments: \$3,880 (14 unpaid; except Thompson, lot 49; \$6,480.70 past due); amount changed to 12 unpaid due to recent payments
- ACC Fees: \$14,000 (estimate 8 new builds at \$1,750)

Estimated Operating Budget for end of 2025:

- Checking: \$54,707
-- (useable + anticipated assessments & fees – est remaining 2025 expenses of \$15,000)
- STD: NA (note, this will vary depending upon when taxes paid to County)
(Current balance – estimated remaining 2025 expenses of \$16,300)
 - Meeting with Olde Eight and County to discuss Backwater Road STD payments needs to be scheduled – hopefully for March. Earlier meeting that was scheduled with county was cancelled by Olde Eight.

C. ACC Status: ACC will provide.

1. Current number of homes under construction: (NOTE: 7 building, 45 Homes Built)
2. Three homes for sale: 137 Boardwalk (Lot 175), 145 Boardwalk (Lot 171), 230 Headwater Dr (Lot 55)
3. UPDATES: See ACC report

4. Fines reviewed (on separate page)
5. No new fines for the month of March presented

D. Maintenance and Grounds:

1. Boardwalk Area.
 - a. Trex warranty: Request details regarding the warranty are provided. Need to discuss with Donald at the next meeting with him. POA needs proof of purchase from Donald. He said he will provide.
2. Lower pond – beavers have covered drain plus they have taken several trees down. Resolution is to remove them or clear the drain. Will be addressed in further discussion in this meeting.
3. Pond water pump: power box support frame damaged—will require power to be cut off and frame repaired. Per Discussion with David, Donald stated he will repair the electrical box. **Per Donald, box is fixed.**
4. Lots to be cleaned up – Thanks to Janice who organized a major cleanup. DONE
5. Signs on Newport & Headwater were stolen. **Replaced.**

E. Old Business

1. Wine Walk – Date: March 22nd
2. Date for 2025 Annual Meeting: Aug 2nd 2025. Reservations made. Jane and Steve will address notifications.
 - a. Outline Annual Meeting sequence: Meeting Notification, Board member announcement, Dates for submitting nomination packets, Agenda, Briefing.
3. Maintenance and Grounds: Pillars at entrance need to be repaired and painted. Sammy will look at (repair). Sammy will address and needs number to purchase and will remove damaged wood. **Pine Straw complete.**
4. Q1 Newsletter completed and sent out
5. Donald requests to meet (informally, not at Board meetings) on monthly/bi-monthly/quarterly meeting as a builder with the Board. **CONCUR**

F. New Business:

1. Pets: nuisance. Greenwood County Animal Control should be contacted if owner has a concern
2. Respond to recent owner emails:
 - a. Boardwalk maintenance will be discussed and resolution provided to owners when resolved.
 - b. POA Board meeting notes will be available on the Newport site within 2 weeks of the meeting.
3. Receive presentation from Donald.
 - Wants to address various aspects and work together
 - Determine who owns the properties and is responsible for maintenance
 - Boardwalk
 - Trailer storage
 - Gate
 - Common area – where is the documentation that specifies; Real issue is the 20 ft strip of property by Boardwalk.
 - When asked what his goals for this meeting are, Donald responded:
 - Set what are the common areas
 - Determine amenities

After much discussion, the Board thanked Donald and requested he prepare a written proposal and present to Board for review and discussion. The proposal is to be written and signed by both Donald and Mr. McKinney.

G. February Assignments:

1. Sammy:
 - a. Look at what needs to be done to repair pillars at front gate. STATUS
2. Bob and Sammy:
 - a. Update chart with appropriate fines to be current. STATUS
 - b. Email owner regarding violations. STATUS
3. Jane:
 - a. Generate 2Q Newsletter: **DONE**
 - b. Organize Wine Walk-March 22d.-**DONE**

March Assignments:

Steve:

- Contact county re: roads

Steve and Jane:

- Review minutes before posting on website; submit to Dave to post when approved

Janice and Sammy

- Address and coordinate Front Gate repairs

H. Open Discussion.

I. Meeting adjourned at 11:00 am

J. Executive Session: Did not occur

K. Next Meeting: 8:30; April 16th at TBD.
(May 21, June 18, July 16)