

## Newport POA Board Minutes March 18, 2026

Meeting called to order at 8:35 am by Judy Kirkpatrick  
 Present: Judy Kirkpatrick, Sammy Lanford, David Tuteral, Sheri Womack, Janice White, ACC: Gregg Haraka, Bryan Fitch  
 (Also present was Jane Trnka to assist Sheri with notetaking.)  
 Motion to approve February Board Minutes made by Janice White,  
 Seconded by Sammy Lanford. Approved

### Financial Report (as of 3/16/2026) Financial Report (as of 3/16/2026)

#### STD Expenses

Item	2025 Total	2026 Budget	2026 Running Total	Jan	Feb	Mar
Backwater Payment	\$23,036	\$23,036	\$23,036	\$23,036		
Boardwalk Payment	\$15,000	\$15,000	\$15,000	\$15,000		
Gate	\$0	\$10,000	\$0			
Duke	\$10,051	\$9,500	\$1,613.25	\$806.82	\$806.43	
CPW	\$1,093	\$900	\$341.00	\$85.40	\$105.62	\$149.98
Lawn Care & Mowing	\$8,350	\$7,000	\$1,600.00	\$800	\$800	
TruGreen	\$452	\$700	\$0.00			
Road & Signage Mnt	\$476	\$1,500	\$0.00		188.44	
Insurance	\$2,344	\$3,000	\$0.00			
Contingency	\$0	\$2,000	\$0			
County Fee	\$700	\$700	\$700.00	\$700.00		
<b>Total</b>	<b>\$61,502</b>	<b>\$73,336</b>	<b>\$42,290</b>	<b>\$40,428</b>	<b>\$1,712</b>	<b>\$150</b>
<b>STD Est. Balance</b>	\$38,570		\$53,553	\$55,603	\$53,703	\$53,553

**Boardwalk:** Total Loan: \$277,000; Paid: \$179,250; Owe: \$97,750 (approx. 5 yrs remaining)

- Note: Credit toward Boardwalk repair: \$19,250 (Lot 38, 46, 47, 50, 56, 61, 135, 136, 137, 138, 168)

## Checking Expenses

Item	2025 Total	2026 Budget	2026 Running Total	Jan	Feb	Mar
Admin	\$2,215	\$2,500	\$447.78	\$384.59	\$31.32	\$31.87
Landscape	\$125	\$500	\$0.00			
Maintenance	\$2,451	\$5,000	\$233.38			\$233.38
Trailer Storage	\$0	\$2,000	\$0.00			
Legal	\$10,562	\$11,000	\$2,065.00		\$2,065.00	
Contingency	\$0	\$2,000	\$0.00			
<b>Total</b>	<b>\$15,352</b>	<b>\$23,000</b>	<b>\$2,746</b>	<b>\$385</b>	<b>\$2,096</b>	<b>\$265</b>

## Checking Income

Item	2025 Total	2026 Est Income	2026 Running Total	Jan	Feb	Mar
Assessments	\$13,444	\$23,805	\$19,985	\$14,340	\$2,195	\$3,450
ACC Fees	\$3,500	\$3,500	\$1,750		\$1,750	
Trailer Storage	\$1,500	\$4,000	\$3,800	\$2,800	\$400	\$600
Working Cap Fund	\$0	\$3,500	\$1,000	\$500	\$500	
<b>Total</b>	<b>\$18,444</b>	<b>\$34,805</b>	<b>\$26,535</b>	<b>\$17,640</b>	<b>\$4,845</b>	<b>\$4,050</b>

## Account Balances

	2025 Beginning	2026 Beginning	Jan Ending	Feb Ending	Mar Ending
Checking	\$ 61,187	\$ 62,858	\$ 73,259	\$ 83,321	\$ 86,929
Money Market	\$ 0	\$ 3,908	\$ 3,908	\$ 3,908	\$ 3,909

**Useable Checking:** \$76,929 (minus ACC refund deposits, \$10,000)

- ACC refund deposits (\$10,000): Novak (54); Glabas (17); Mactaggart (29, 30, 47, 50, 61, 138).

Note: Mactaggart, \$1,000 on remaining ACC deposits; road Sweeper agreement

Additional Revenue Anticipated:

- POA Assessments: \$4,020 (13 unpaid; except Thompson, lot 49)
- ACC Fees: \$1,750 (estimate 1 new build at \$1,750)

### Estimated Operating Budget for end of 2026:

- Checking: \$59,679
- (useable + anticipated assessments & fees – est remaining 2026 expenses of \$19,000)
  
- STD: \$24,053 (note, this will vary depending upon when taxes paid to County)  
(current balance – estimated remaining 2026 expenses of \$29,500)

### Financial Report Discussion:

- Based on calendar year. Report is mid-month due to meeting schedule
- Admin Fees noted are PayPal Fees
- Reminders were sent to those who still owe assessments (3/17/26)
- Money Market account will be built up to accommodate expenses, i.e. roads
- Useable checking/operating budget is what we can use in current time
- STD has three Newport Commissioners: David Tuteral Bobby Patterson, Steve Wilson. Budget was sent to county (fiscal 2027 as required so they can prepare for bills to be sent to residents. Line items are basically the same. Gate is dropped, increased road maintenance, and added line item for potential video surveillance. Residents will be billed approximately \$1008 (less than last year due to increased numbers of parcels).
- Discussion re expenses for gate and other safety options: Sammy Lanford offered to provide cameras for security purposes. They are battery operated and last up to 6 months. They can also be converted to solar.

### ACC Updates:

- Thanks to Bryan, Gregg, and Pete for volunteering to be on this committee
- Bryan advised that any email sent to the ACC is automatically forwarded to others on the committee
- Lot 17: progressing and waiting on electrical; expected move in is April 5, 2026
- Lot 29: Landscaping

- Lot 30: Framing
- Lot 56: In the house, has a C.O., but ACC hasn't completed the walk thru and all parties are aware that house is "not completed" yet; request for fence, but documentation hasn't been presented
- Lot 18: Dock has been approved and work has begun
- Lot 54: Potential request to revise yard
- Lot 136: Discussion regarding yard concerns; ACC will approve/disapprove accommodations, however the committee is not responsible for addressing
- Lot 135: Fence has been approved but will not be installed until drainage has been addressed
- ACC is encouraging MAC Renovations to not park on the island on Kayak. Should any damage occur it will be addressed
- Place all equipment in designated areas rather than throughout the neighborhood
- Boardwalk has been fixed
- Marina area has been seeded; David Simpson will assist in addressing weeds
- MAC Renovations has a street sweeper to keep roads clean
- Four lots have been clear cut (138-114); MAC Renovations has been given timeline to smooth and seed

#### Maintenance and Grounds

- Tree stump in drain has been removed
- Work for boardwalk needs to be invoiced so reimbursement can be provided
- Lock for gate at trailer storage area has been replaced due to earlier vandalism
- Meeting with local companies to address improvements to roads (dips and/or seals). Priorities need to be determined.
- A potential Reserves Study Committee may be formed to address roads as well as other areas
- Jane Trnka asked about readdressing STD payments from Olde Eight
- Janice White called Olde Eight to discuss the Front entrance of Newport at Stoney Point Rd to find out plans before the ground maintenance plants flowers, etc. as they do each spring. She has not heard back on that

Meeting Adjourned at 10:05 am

Next meeting will be held April 22, 2026 at 8:30am, at Town and Country Construction of SC, 2355 Hwy 72 221 E, Greenwood, SC 29649