

## **April POA Board Minutes April 22, 2026**

Meeting called to order: 8:35am by Judy Kirkpatrick, Motion to open meeting: Janice White, Seconded by David Tuteral  
Board Members Present: Judy Kirkpatrick, Sammy Lanford, David Tuteral, Sheri Womack, and Janice White

ACC Representatives: Bryan Fitch

Newport Landowners: Barbara LeTourneau, Donald MacTaggart, Nancy Simpson, Lisa Meredith, Belinda Washlesky, Pat Peterson, Bob Lentz, Tab Adkins, Glenda Adkins, Jean Tyszka, Mark Tyszka

### Old Business:

- Discussion ongoing about expenses for gate and other safety options.
- Follow up on boardwalk damaged boards – they are fixed.
- Potential Reserves Study Committee may be formed to address roads funds as well as other areas. Forming a committee.
- Newport POA Board to revisit with Olde Eight on Backwater Rd about sharing costs.
- Marina area and site plan – area has been seeded but no site plan has been received.

### General Session:

- Approve March 2026 Board minutes: Motion to Approve: Judy Kirkpatrick
- Financial Report:
  - David Tuteral discussed finance line items (double click on this [link](#))
- ACC Updates:
  - Bryan Fitch discussed ACC updates (double click on this [link](#) for full ACC update).
  - We had a discussion pertaining to the possible installation of lights on the boardwalk.
  - Nancy Simpson asked if changes were made would they be made through an amendment to the Boardwalk Supplemental? Bryan answered that we can't make a lot of changes to the boardwalk until we are deeded actual ownership.

- Several community members wanted consistency with lighting. It was discussed that the color of the lights could attract bugs and spiders. Belinda Washlesky also commented that the lights on the Boardwalk could help with safety issue.
- Donald MacTaggart offered to put the lights back on the boardwalk that he had taken down at the request of the former Board. Some discussions ensued with the follow up to happen by the ACC.
- Judy Kirkpatrick asked if Donald MacTaggart would speak to the 1 ft. buffer zone requested next to the boardwalk. Donald replied that it was all or nothing and they would not be moving forward with anything in that regard since the Board had paused on the gate. Boardwalk homeowners will be getting their property, but as far as the one-foot buffer MCK won't pick and choose certain things to agree with.
- Donald stated that he, (JC and him), would not stand in the way of people on Boardwalk putting in pumps to be able to use the lake water to water their grass.
- Member Questions and Suggestions:
  - Nancy Simpson made the point that the Board needs to communicate regarding items on the agenda that have not been resolved.
  - It was also mentioned the need for transparency from the Board. At that point Board secretary, Sheri Womack, discussed the private Executive Board sessions and why they were necessary to keep matters regarding specific residents, and their assessments or building issues private.
- Grounds and Maintenance Updates:
  - Board Grounds and Maintenance, Janice White discussed the pump and sprinkler update. We had major cracks in the pvc pipe in the lake, so the company we use was hired to fix it. We are putting some extra valves needed drain it better, and this should be completed soon. Janice further explained that there had been a quick fix due to damage by Helene, but this is a more permanent fix

- Residents asked Janice White if the front entrance sign will remain with Olde Eight's construction. Janice noted the county owns the land, so its future remains uncertain. Janice discussed that she had spoken with Ashley, from Olde Eight, and a firm decision was not reached. Considering this info, Janice said she will not put flowers in as she usually does each spring/summer. It was mentioned by community members that possibly we might incorporate our sign with an Olde Eight sign.
- Governing Docs and Town Hall update: President, Judy Kirkpatrick discussed that she only had four people so far that had signed up for meeting at Stoney Point on May 7<sup>th</sup> at 6:00 pm. A discussion was held about the importance of people being there to discuss the amendment changes in the governing docs. We will have pizza there, in hopes of getting more people out for this important meeting. It was reiterated that there would be no voting that night, just discussion.
- Capital Improvement Committee:
  - Judy discussed the need for the formation of a committee to help us get an idea what costs we may need to maintain our roads. The Committee Members are Sammy Lanford, Tom Johnson, Bob Sims, and Paul Trnka. It was clarified that we maintain the roads, but JC McKinney owns them.
- We're also seeking volunteers to join a Social Committee that will organize our neighborhood gatherings. This will be addressed in the May newsletter.
- Other Discussion:
  - David Tuteral discussed the Newport Flag Program and the three charities it benefits. Donation is a minimum \$50 a year. Info will be upcoming.
  - Jean Tyszka asked if there would ever be a path between Newport and Stoney Point. Bryan Fitch stated that our annual meeting last year representatives from Olde Eight said there would not be.
  - Judy Kirkpatrick reminded people that there will be a State of Property meeting hosted by Olde Eight next Monday, April 27, at 6:30pm.

- A. Upcoming Board meeting: May 28<sup>th</sup>, location Town & Country Construction building.
- B. Meeting adjourned at 10:30am: motion made by David Tuterl, Seconded by Janice White.