

May POA Board Minutes May 28, 2026

Meeting called to order: Judy Kirkpatrick

Present: Judy Kirkpatrick, Sammy Lanford, Sheri Womack, David Tuteral, Janice White, Barb LeTourneau, Tab and Glenda Adkins, Pete Glabas, Terri Bertovich, Lisa Meredith, John and Pat Peterson, Bob Novak

General Session:

A. Approve April 2026 Board minutes: Approved by Janice White seconded by David Tuteral.

B. Financial Report – open financial report [link](#). The main discussion was about the Special Tax District budget. Below is a synopsis:

- Greenwood County is changing what the Special Tax District (STD) can collect and what expenses can be paid by HOA/POAs with these taxes. Therefore, Newport POA's upcoming STD budget had to remove the POA's insurance line item along with the boardwalk repair repayment line item. The new Newport STD amount that will be billed to each property owner in Dec/Jan will be \$777.12. Since the Newport STD budget doesn't include the insurance and boardwalk repair repayment line items, these will now have to be moved into the annual Newport assessments. More information on our budget will be discussed at the August Annual meeting.

C. ACC Updates - open ACC [report](#) link

D. Maintenance and Grounds updates

- Lights on the boardwalk
 1. Boardwalk lights proposal
 - These warm lights won't put out enough light to illuminate the boardwalk surface however; they do provide ample light to clearly define boardwalk edges on both sides.

- Lights would be placed every 10' on the water side (95 lights) and every 20' on the land side
 - (48 lights) for a total of 143 lights needed.
 - Approximate cost \$1,072.50, \$536.25 for half.
 - MAC Construction, (Donald), has agreed to split the cost and install lights. He is checking on a better price
- MAC Storage Area
 - Bryan met with Donald last week for further discussion
 - All parties agree they do not want the storage area to be at the end of Portland
 - No agreement yet, but working hard to get one
 - Further talk around this topic will continue

E. Update on Amendments and voting process

- Great turn out and discussion at our Townhall meeting
- Board revised the amendments to reflect constituent comments
- Amendments sent to our Attorney for review and have already received those back with minor changes
- We will send out the updated amendments to all HOA members in the next day or two for their review
- We will also send out info on the proxy vote
- We will need to wait 20 days to send out ballots. These will be mailed to each landowner with stamped return envelopes

F. Questions and Discussions from Homeowners

- Research showed warm lights were better for attracting less bugs and spiders
- Bob Novak mentioned that now would be a good time for us to talk with Duke Energy and tie in with their power grid while they are working with Olde Eight on construction. He also mentioned one of the power poles had been hit by trucks during the construction. Janice said she would send a pic to her contact at Duke
- Barb LeTourneau discussed how the water runs through the culvert behind Womack's house and causes water issues in their yard, as well as Judy Kirkpatrick and

Lohman's yards. Barb asked if we could do anything to help mitigate.

- David Tuteral said it was probably something individual homeowners would have to pay for. President Judy said that it was nothing the Board could help with, but agreed that more discussion with individual homeowners would be a good idea
- Bob Novak suggested that we meet at Coronaca Fire House for our monthly Board meetings. Lisa suggested the possibility of the library at Olde Eight for meetings but we would have to change the day. Judy will do some checking.
- Pat Peterson reminded that the ice cream social is postponed

G. Capital Reserve committee (Reserve funds)

- Road assessment
 - With Judy and Sammy's timeline conflicts they have not gotten in touch with Satterfield or Davis and Floyd, but they will soon. They will then meet with the committee that has been formed of constituents and get an action plan together
 - Other categories needed in the reserve fund?
 - Bryan suggested the boardwalk, for ongoing repairs and the pumps from lake to pond that will eventually need to be replaced
 - Front entrance signs
 - He suggested the POA should develop a needs assessment based on all things the POA is fiscally responsible for

H. Old Business

- Follow up with Duke Energy to see if feasible for Newport to be on the same grid as Old Eight
- Follow up with Old Eight about Backwater Road
- Capital Reserve Committee
- Follow up with Duke Energy re: damaged utility poles
- Follow up on a possible new meeting place
- Follow up on road maintenance cost
- Discussion ongoing about expenses for gate

- Gate and other security options
- Marina area and site plan; area has been seeded but no site plan has been received

Meeting adjourned at: 10:35 Motion made by Sammy Lanford and seconded by Sheri Womack

Next Meeting: (June 17, 2026, 9am location tbd)