POA October Board Minutes
October 21, 2026

Meeting called to order by Judy Kirkpatrick at 9:01 am
Present: Judy Kirkpatrick, Sammy Lanford, Sheri Womack, David Tuteral, Janice White, Pete Glabas, Lisa Meredith, John Peterson, Bob Novak, Nancy & Dave Simpson, Angela & Tom Johnson, Bryan Fitch, Diana & Brett Ingalls, Mark Tyszka, Bob Lentz, Caroline Buswell, Debbie Foster, Beckie Tuteral, Gregg & Jennifer Haraka, Phyllis & Steve Wilson, Paul Trnka, Kathi Brian, Ann & Ron Mennenga, Donald MacTaggart, Bob & Elaine Sims

A. Financial Report-please see attached PDF

B. ACC Updates-please see attached PDF

C. Maintenance and Grounds:
    1. Pump and Power Update: Board Maintenance and Grounds, Janice White reported that repair on the pumps is moving forward. The power line has been buried. Electrician has been here and made the necessary connections. Duke Energy will be here in the next few days to fix the sprinkler part and make sure the pump still works because it has been idle for months.
    2. Bushes have been cut out front and pine straw will be delivered in February. Steve Masterson will take care of the pompass grass.
    3. We have had vandalism in the neighborhood. Nothing has been stolen recently. The gate by Karen Martin has had the chains cut twice.
    4. Judy said that a few of us will meet with Front Line tomorrow as they want to make a presentation on our Newport sign, as Olde Eight works on their new signage.

D. Newport Road Evaluation
    1. Judy stated that the roads have been in the Board's discussions many times these last few months. She has been in conversation with Davis and Floyd for the last

few months. They have given some initial numbers. Some of the neighbors are meeting with me this afternoon with another engineering group named Heaner out of Greenwood. Judy has also reached out to another engineering group in 96 but has not heard back from them. We are asking for immediate and long-term needs. The following comments were made:

1. Bryan Fitch stated that he was very concerned about our lack of reserve budget for the roads. We should have a minimum of 70% budgeted for 20 years. We must get started on a reserve account.
2. Nancy commented that special assessment and reserve funds are for specific purpose and we have to vote to get more than 10% annually. The special assessment is only available for a given year project. She asked people to familiarize themselves with this information.

E. Survey and Common Area Deeding

1. Treasurer David Tuteral said that he felt as Treasurer he needs to share 2027 budget with the constituents about how much it could cost us to take over the common area land and our possible liability (see Attachment). These are his estimates for how our FY27 budget could be impacted by taking on this land and adding a gate and/or camera system. Attached is the paper he sent out and discussed with all. During this discussion these are some of the comments were made:

    1. Sheri Womack asked why all the responsibilities, like trees falling or water issues, we would have to take on due to taking common area, would fall on the POA, as no one is doing that now?
    2. Nancy Simpson asked if David had applied for tax exemption for property taxes, he had not yet.
    3. Any part which is the video camera part is already in the STD was a comment made by Judy Kirkpatrick.

4. Sheri Womack said that it sounds like from what David says we can't possibly afford to take on the common area. David said he was just trying to show us the estimated cost of things that MIGHT occur.
5. Nancy made that point that it is not a rule or in our covenants that we have to remove those trees, its just best practice. She also said that the DofC does state that we live in a gated community, whether it is manned or not.
6. Bob Lentz commented that several years ago, there were dead trees on JC's land common area by his house and the association paid for them to be removed.

- Judy Kirkpatrick asked each Board Member to share their thoughts, pros & cons about purchasing the common land:
    - Janice started by saying the $7,500 we would share with JC would be 50% of the cost of deeding and surveying. Her desire is not to contribute anymore than $7,500. (She requested that we receive itemized receipts for the survey and all other expenses and no other expenses would be paid without Board approval.) We already carry liability insurance on the common area. If we own the common area, we can put cameras in and have greater control over improvements.
    - I propose a 2-year sharing of cost for maintenance of trees, water issues, etc. There would be a survey so that we would have all the property boundaries and all prior concerns from residents would be documented.
    - Her thought would be to acquire the land and go with the video camera and then if we build up our funds, add the gate. Janice mentioned we have had a lot of vandalism in the neighborhood and if we had video cameras we could see who is going and coming.
- The following comments were made:

    - Gregg Haraka asked if there is a timeline for acquiring the common areas. There isn't, but we need to talk with JC and move forward if we are going to do it.
    - Nancy Simpson said that in our DofC, it states that the Declarant, (which we don't have), can give the common areas to the POA at any time without liens and with an inspection from the county.
- Board Member Sammy Lanford, only said he is for it.
- Board Member, Sheri Womack stated that when David made all of the points about the possible money it could cost us, it scares me. I have been for this, as I feel it would give us more control and ways to move forward. I feel like we do need some type of surveillance and that this is the way to get it. I feel like we should move forward with the proposal to purchase the common area land.
- The following comments were made:
    - Gregg Haraka commented that the only reason we would take the land is to be able to get cameras and the gate. Maybe we can get more for taking the land, like splitting cost for the gate, etc.
    - David Tuteral commented that we are currently not maintaining the common areas like the woods.
    - Bryan Fitch said the best example of this is the tree behind Karen Martin's house. He and Janice went to look at the tree that fell into the pond within the common area. JC was contacted and he was not willing to do the maintenance on this land. (This is gray area and it would be good to eliminate gray area.) The problem then is the buck does stop with the POA.
- Board Member, David Tuteral said he is not necessarily against taking on the common areas but is against paying $7,500. By doing this, adding a gate and/or cameras, it will cost the association a lot of money up front and yearly. Since this might add cost and liability to the Association, I think this should be a member vote, and not just be decided on by the 5 Board Members. The Association should not have to pay to get this land

because we are taking on a lot of liability. Over the past 5 years the Association has paid about $12,500, and no one has offered to split the cost with us, even though the POA is not the owner. If the Association puts in a gate and cameras, we will be paying for it.

- The following comments were made:
    - Bob Sims stated that gates will cost you a lot of money, a lot more than what is projected to maintain it yearly.
    - Bryan Fitch stated as far as gate ownership it starts out not too costly but goes up and up. I have a huge concern about the cost of anything. $7,500 is a drop in the bucket. This is nothing compared to the money we don't have in our reserve funds to take care of road and boardwalk maintenance. I'm for the land transfer.
    - Mark Tsyzka said before we spend money on anything, we have to have money saved for the roads.
    - Nancy Simpson said she would propose separating the issue of the common area from the expense of the gate and cameras. She is for the common area deal because everyone of us who took on a deed has a right to walk and enjoy our common areas. If this deal is killed, it also kills the opportunity to maintain the boardwalk, per our Boardwalk Supplemental Declaration. Acquiring Lot 178 provides a place to drop stone/materials, and the 1' adjacent NPOA Buffer gives us control over the boardwalk with the county. An easement would allow us to cross boardwalk owner's property to distribute the materials and maintain the boardwalk. The walking path would provide access to the boardwalk.
    - Judy said she agrees with separating the purchase of the common areas away from installing a gate or cameras. The first need is having the common areas.
    - Ann Mennenga, said that she was a former Board Member and on the gate committee in a previous neighborhood. Once you have a gate you are responsible for everything in it, including policing.

(Donald MacTaggart said that homeowners pay for policing in their Stoney Point neighborhood). Ann mentioned that when they analyzed crime, it did not increase or decrease with a gate.
    - Gregg Haraka agreed with that and believes that if we don't take the common areas, JC will eventually have to deed it to us, and at that point we won't have to pay anything.
    - Donald MacTaggart stated that if we don't take the common land it will probably be sold with the bulk. Stoney Point now has to pay to go through the gates that Olde Eight owns. You don't have to take all of it. You can section off stuff you don't want.
    - Phyllis Wilson said no matter who buys this property they have to go with the original covenants that have been established. Judy concurred.
    - Nancy said on the document there is a change from what was assumed originally as to the piece of the common area. Lot 77 was intended to be the last lot built on there. The pencil marks indicate that he (JC) is going to pull another 4 lots of the frontage. My concern is that that is not a benefit to us losing that common area. We may have a different demographic sometime who want an amenity there and they may need a little road front.
    - Donald MacTaggart said, that we are going to take those lots. We have already set the power lines. This process is to get us ahead of the curve. We must stay proactive about this land.
    - Paul Trnka said there really should be access across the street to the pathway that cuts through to the upper part and that should be extended. If you were to go ahead with those lots they are technically a part of open space so this would require approval of the subdivision and then those 4 lots would have to be annexed into Newport.
- President Judy Kirkpatrick asked for a show of hands from the people present if they would like us to move forward with acquiring the common lands. We did not take a count, but the majority said yes by a show of hands. Each

Board member was asked to vote yes or no to move forward with purchasing the common area with the stipulations stated:

- that we receive itemized receipts for the survey and all other expenses, and no other expenses would be paid without Board approval.
- Drainage and tree issues would be completed by owner before we sign on the dotted line.
- A 2-year sharing cost for maintenance of tree or water issues

President Judy Kirkpatrick called for a motion to end the meeting. Meeting. Motion made by Sammy Lanford and seconded by Sheri Womack. Meeting adjourned at 11:35.

Next Meeting: (November 18, 2026, 9 am Coronaca FD)