

NPEA MEETING

AGENDA

May 15, 2023

CALL TO ORDER: A meeting of the Newington Plantation Estates Association (NPEA) was called to order at the Newington School Cafeteria at _____ by President Randy Sadler (planned: 7:00 pm).

Board members:

President	Randy Sadler	843-875-7440	rsadler17@gmail.com
Vice-President	Mark LaVigne	843-875-9988	lavigma@aol.com
Treasurer	Jennifer Roberts	843-607-8821	tgrlily38@gmail.com
Secretary	Kelly Roberts	843-532-5159	klaroberts1960@gmail.com
Member-At-Large	John DuBose	843-870-5338	vmee@aol.com
Member-At-Large	Larry Collett	843-323-2935	larry@collettfoundation.org
Past President	Thomas Nolan	843-693-7604	npeanolan@aol.com

INVITED VISITOR: Russ Touchberry, Town Council District 3

MINUTES: Minutes from the last general meeting (10/24/2022) have been posted on the website. The meeting focused on approving NPEA’s new by-laws. Any changes? _____ moved to accept the minutes with/without changes. Motion was seconded by _____ and approved by a voice vote.

TREASURER’S REPORT: The most current financial report is attached.

(1) Summary.

- a. YTD covers Jan-Apr 2023. In the Fall, the YTD report will contain data for a longer period.
- b. “Insurance” category: 2023 insurance includes liability insurance from Philadelphia Insurance (\$4,555) and Workman’s Comp (\$2,209). For 2024, the Board will get a cost comparison from several companies.
- c. The largest item in “Repair/Maintenance” category is \$11,595 for pool repairs that were completed prior to the 2023 pool season.
- d. Bank balances are as of April 30, 2023.
- e. During April, \$30,000 was transferred from checking to savings.
- f. CD’s (\$48,000): We own 24 one-year CDs that renew at 2-week intervals. So, every month about \$4,000 (plus interest) rolls over.

(2) Other Items.

- a. 71 homeowners are late for at least one or more HOA dues payments. (NOTE: a second dues notice was sent to homeowners in arrears on dues in February). Of these homeowners, fifteen owed more than \$1,000 in dues and late fees (NPEA will pursue liens for these delinquencies).
- b. CPA Brian Kurtz will perform the annual financial review of our books.
- c. Our 2022 HOA tax return (Form 1120-H) was sent to the IRS in March.

NEW BUSINESS:

(1) Councilman Touchberry. Status of Phase Three Project for the Myers Parkway? Other Questions?

(2) Three-way Stop at Smythe and KCC. This 3-way intersection is located a few blocks away from Lee Street, which is the main entrance into our neighborhood. Pedestrians and drivers have trouble looking up the hill and seeing traffic coming around a curve at this intersection. Because of the hill, the turn, and speed of cars on KC Circle, this is one of the most dangerous intersections in Newington Plantation. For the safety of drivers and pedestrians, this T-intersection should be configured with three stops signs as an “all-way stop.” In 2011, an NPEA request for three stop signs at this intersection was turned down by SCDOT. If the members concur, the Board will submit another request for a three-way stop to the Town.

(3) Speed Humps. Summerville’s process for installing speed humps requires:

- (a) Meeting the criteria (a volume of 500 vehicles a day and a 85th percentile speed of over 25 mph); and,
- (b) Completing a petition where a majority of residents in the area concur with the installation; and,
- (c) Receiving Town Council approval.

If these three steps are met, NPEA would be responsible for funding the installation of speed humps (at approx. \$4-5k each). Multiple speed humps would likely be needed to be effective.

The last time the Town Engineering Dept. collected speed data on KCC, the data did not support the speed hump criteria. Studies in various areas of Summerville have rarely supported speed humps. The Town is willing to do another speed study provided we identify the areas they need to study. Should we pursue speed humps on the two long straight aways: 313-411 KCC and 449-523 KCC? If these roadways meet speed hump criteria, then we would need to circulate a petition (see attached sample).

(4) Speed Limit Signs. Newington resident Kevin Carroll observed that four speed limit signs have disappeared from the neighborhood. The missing four signs are:

1. Entering Newington from Lee, the outbound one is still there.
2. Axtell just after you cross King Charles Circle.
- 3 and 4. At the bottom of Smythe almost across from each other.

Kevin would like to see the Town replace these four, and then add two more (one immediately at Axtell as you enter Newington and another further down at Axtell before it becomes KCC). One sign could also be located near the site of a speeding complaint by the resident at 69 King Charles Circle.

(5) Pool Renovation. A neighborhood planning group has been formed consisting of President Randy Sadler, Vice-President Mark LaVigne, engineer Ed Kirsch, and engineer Gene Brislin. The group is examining options for improving the Newington pool facility. (Refer to the two attached drawings).

Possible Improvements:

- 1) Enclose, insulate, and air condition the main area and bathrooms.
- 2) Totally renovate both bathrooms.
- 3) Replace the lifeguard office with a new snack bar area (with a counter, sink, cabinets, and refrigerator).
- 4) Enlarge the main area by adding 15 feet to the left side of the existing building and adding 8 feet to the front of the building. The approximate size of the main room goes from about 800 sq. ft. to 1600 sq. ft.
- 5) Build a 12’x 15’ storage closet attached to the rear corner of the 15’ addition.
- 6) Build a 12’x 15’ lifeguard office/storage shed outside the current left side fence line (between the corner gazebo and the kiddie pool).
- 7) Add a small, covered space and additional deck area beside the kiddie pool.
- 8) Install aluminum bleachers at a location outside the rear fence (reconfigure fence around the bleachers).

REPORT OF THE BOARD:

(1) Contracts. The Board has continued contracts with David Peterson (landscape maintenance) and Mike Gobin (financial management). They are both doing a good job. These contracts each contain a clause that allows them to be cancelled at any time for any reason.

(2) By-Laws. A set of new NPEA bylaws was filed and recorded on 11-9-2022. In March 2023, the Board considered a proposal by Newington resident Ben Hough to change the bylaws by creating a third elected Member-At-Large position and converting the Past President position to a one-term, non-voting advisory position. The Board voted 7-0 against this change.

(3) “No Solicitors” signs. Board members agreed that “No Soliciting” signs at the entrances would not keep solicitors off individual properties. In fact, courts have consistently ruled that community rules to restrict solicitation are unconstitutional violations of free speech. If individual homeowners wanted to keep door-to-door salespeople and other solicitors from bothering them at home, they would need to visibly display a “No Soliciting” sign on their private property (e.g., on the front door and/or on a window).

(4) Website. Larry has created a new NPEA website that has been up for a couple of months. It incorporates a method to make electronic payments directly to NPEA. So far, over 150 Newington homeowners have used this method of payment. Observations on the new website? Any website warning problems?

(5) Watch for Mischief. We keep getting reports of thieves checking unlocked car doors and stealing property left out in the open. On 5-10-23, teens were reported wandering KCC at 3 am checking car doors. A door camera picked up the event and initiated the search. Police scanned the neighborhood and found bikes apparently abandoned by the teens after they evaded capture. We also had a report of a car being stolen in the neighborhood. Stay alert and report suspicious activity to the police at: **843-871-2463**. “Ring Neighbors” allows security cameras to share videos and info with neighbors and can provide alerts to crime and safety issues in real time. It is open to everyone, regardless of whether they have a Ring device.

REPORT OF THE COMMITTEES:

(1) COVENANTS. Due to an increase in workload with his job, Thom Nolan has had to step down as the ARC chairperson. The Board has subsequently assumed NPEA’s ARC role. For outdoor building projects, homeowners should submit their plans to the NPEA President or Vice-President.

(2) POOL. Kelly Roberts (Chairperson) klaroberts1960@gmail.com.
Committee members: Victoria Merritt, Rob Gross, Sarah Gibson, Jena Ferguson, Natalie Clark, and Nancy Bacher. Mark Lavigne serves as the Board’s liaison with repairs/pool company.

a. Pool Operations. Opening day is May 27 (free swim 10-6; and free pizza 11:30-1:30). Pool memberships can be purchased all summer at the pool. This season, Kelly plans to supervise the concessions and lifeguards (as a non-paid volunteer). She will designate a head lifeguard who will be paid more to assume extra duties. She will also designate a head pool attendant who will be paid more to manage the concession (oversee supplies, stocking, etc.).

b. Pool Maintenance. Maintenance work completed prior to the 2023 pool season:

1. Blue and white analog flow meter was installed on the main pool (per DHEC regulations).
2. Main pool motor bearing was replaced (it had severe bearing noise).
3. New cartridge filter elements were installed for the 2023 season.
4. Rainbow stick feeder was replaced on the main pool.

5. Suction side of the wading pool pump was replumbed. Two Jandy valves and a high temp union to the pump were replaced.
6. Diving board stand was replaced.
7. The pool fill spout was replaced with a stainless-steel spout (per DHEC recommendations).
[NOTE: A total of \$11,595 was paid for items 1-7 above].
8. Two new outdoor refrigerators were purchased for use at the pool snack bar (\$1,171).
9. Replaced ventilation fans in the pump room and in the bathrooms, and outdoor outlets and switches at the gazebo area and at the back fence (\$350).
10. Removed trees that were near the pool (\$500).
11. The following pool furniture was purchased: Six big tables, six small tables, and two picnic tables (\$1,517). The Board will consider replacing the remaining pool furniture next year.

(3) SOCIAL. Jessica Toolin (Chairperson) 843-670-1796 jessicaltoolin@gmail.com.

Scheduled events so far:

June	Movie Night @ Pool (cancelled)
September	Corn Hole Games
October	Halloween Event/Parade
November	Fall Shopping Event w/Santa
January	Polar Plunge

(4) NEWSLETTER. Emily Vick (Chairperson) 843-343-2506 emvick@hotmail.com. Emily's most recent newsletter was distributed in April. Contact Emily if you have articles for the Fall 2023 newsletter.

(5) YARD OF THE MONTH. Kelly Roberts (Chairperson). Contact Veronica Graham with any nominations at grahambria@bellsouth.net.

UNFINISHED BUSINESS:

(1) Parking Lot. Members have authorized the Board to spend "up to \$5,000" to make improvements in the unpaved NPEA pool parking area. The members wanted a new layer of gravel in the parking area and possibly a new bike rack. Action has been deferred pending a decision on the proposed pool house improvement project. STILL OPEN.

(2) Lee Street Entrance. The new reader board has been installed. Thanks go to Thom Nolan and all the other neighborhood volunteers who removed the old sign and put up the new one. Daniel Williamson has installed a wiring circuit to the sign for \$125. NPEA Board authorized up to \$1,000 to fix the water service at the Lee Street entrance. After troubleshooting, the sprinkler controller was found to be inoperative, a couple of sprinkler heads need to be replaced, and a broken line near the reader board needs to be repaired. We are awaiting an estimate to fix the system. STILL OPEN.

OTHER ITEMS?

MEETING ADJOURNED: A motion to adjourn was made by _____, seconded by _____, and approved by a unanimous voice vote. Meeting was adjourned at _____ (Cafeteria reserved until 9 pm).

Minutes Written by:

Minutes Approved by:

NEWINGTON PLANTATION ESTATES ASSOCIATION
 FINANCIAL STATEMENT
 APRIL 30, 2023

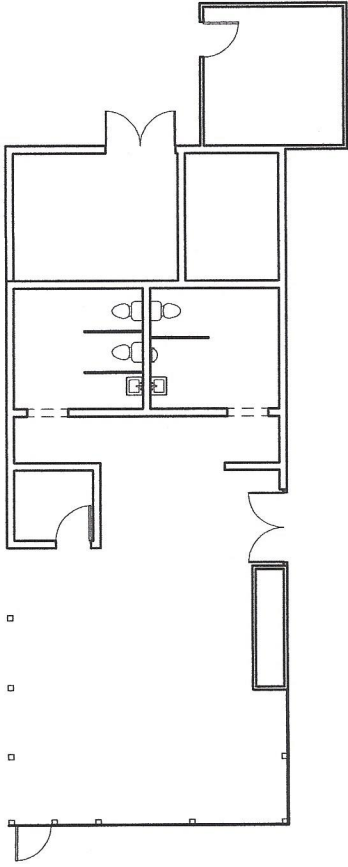
<u>INCOME</u>	<u>APRIL</u>	<u>YTD 2023</u>
Hoa Dues	982.10	28,631.37
<u>Advertising</u>		
<u>Interest</u>		
Other	0	145.80
Pool Membership	8,520.00	8,520.00
<u>Lessons</u>		
<u>Rental</u>		
<u>Concessions</u>		
TOTAL INCOME	9,502.10	37,297.17

<u>EXPENSES</u>	<u>APRIL</u>	<u>YTD 2023</u>
Electric	892.84	3164.86
Insurance	2,209.00	6,764.00
Landscaping	695.00	2,225.00
Legal/Accounting	0	340.00
License	0	225.00
Management	495.00	1,980.00
Miscellaneous	487.81	1,118.98
News & Postage	662.72	662.72
Pool Service	988.00	3,749.32
Repair/Maintenance	12,459.82	13,259.82
Social Committee	0	385.11
Supplies	745.52	1,677.63
Water	99.25	421.96
Trash	0	215.75
Payroll	0	0
TOTAL EXPENSES	19,734.96	36,190.15
OVER/SHORT	<10,232.86>	1,107.02

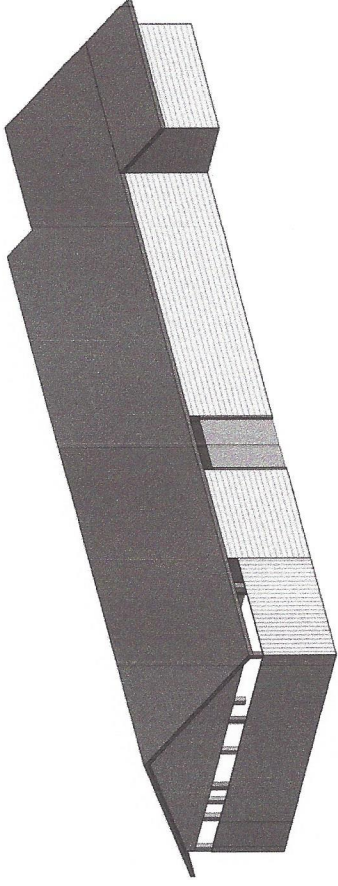
BANK BALANCES

CHECKING	\$15,713.45
SAVINGS	\$72,734.19
CD'S	\$48,000.00
TOTAL	\$136,447.64

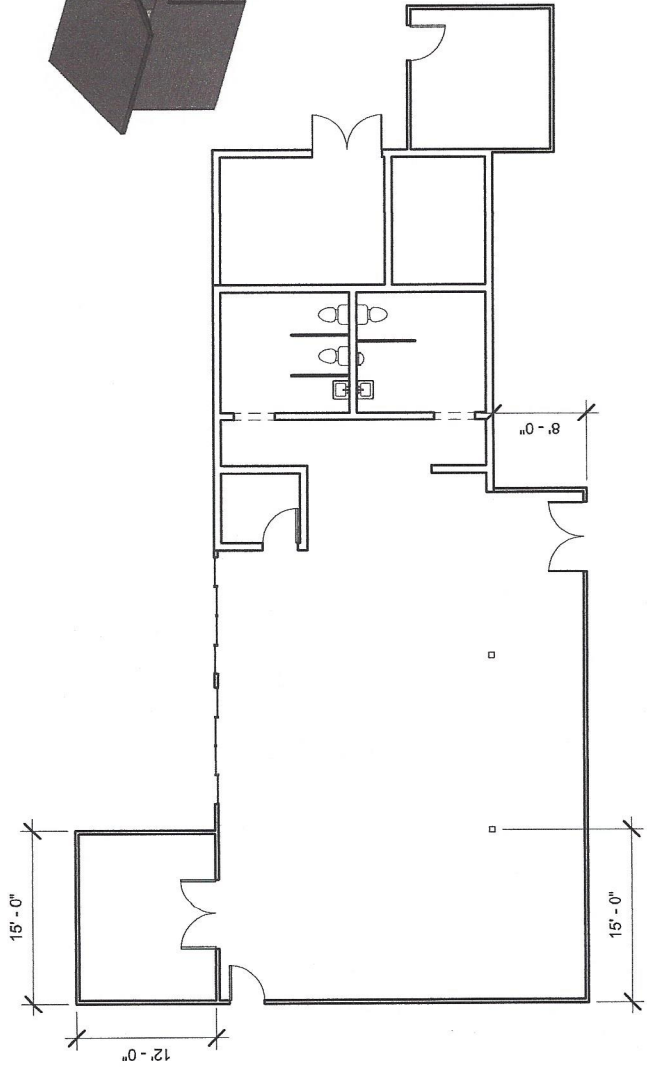
NEWINGTON POOL RENOVATION



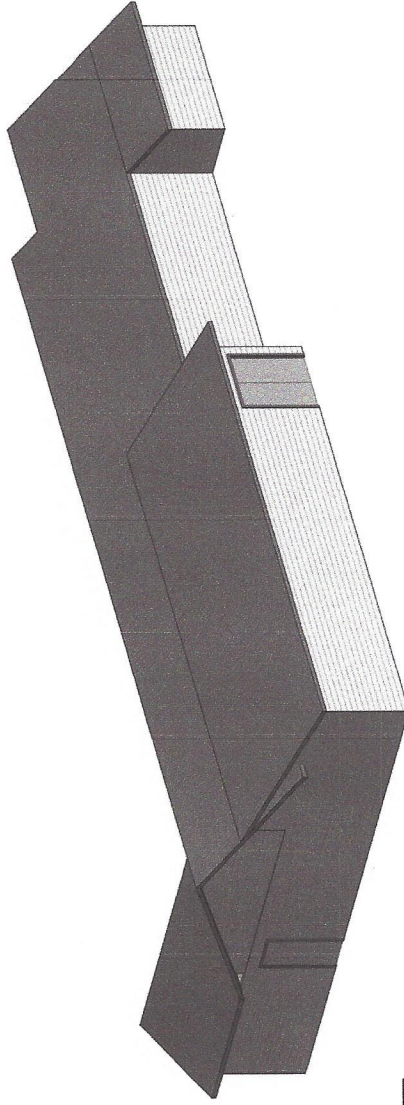
EXISTING FLOOR PLAN



EXISTING 3D ISOMETRIC



RENOVATED FLOOR PLAN



RENOVATED 3D ISOMETRIC

Eugene H. Brislin Jr., PE

606 Old Trolley Road
Suite 202
Summerville, SC 29485
843-821-1678

NEWINGTON POOL RENOVATION

PRELIMINARY

MAIN POOL $\frac{1}{4}$

KIDPIE POOL $\frac{1}{4}$

STORAGE AND LIFEGUARDS
12 x 15

COVERED SPACE
NEW CEMENT

STORAGE
12 x 15

PUMPS
16 x 11

8 x 11
Storage

12 x 12
Storage

BATHROOM
12 x 10'4"

BATHROOM
12 x 10'4"

NEW SNACK BAR

24 x 36 \approx 864 sq. ft.
(current)

32 x 51 \approx 1632 sq. ft.
(after renovation)

OLD FENCE

NEW FENCE

PROPERTY LINE

10'

36'0"

DOOR

DOOR

DOOR

32'0"

DOOR

8'0"

51'0"