

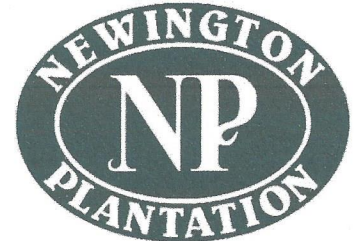
NPEA GENERAL MEETING

October 23, 2023

I. CALL TO ORDER: The Fall Newington Plantation Estates Association (NPEA) homeowners meeting was held at the Newington School Cafeteria on October 23, 2023. It was called to order at 7:05 PM by Association President Randy Sadler. All Board members were in attendance except for Thom Nolan. Mike Gobin, Newington's financial manager, was unable to attend the meeting.

List of Board Directors:

President: Randy Sadler	(843-875-7440) rsadler17@gmail.com
Vice-Pres: 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
At-Large: John DuBose	(843-870-5338) y mee@aol.com
At-Large: Larry Collett	(843-323-2935) larry@collettfoundation.org
Past Pres: Thom Nolan	(843-693-7604) npeanolan@aol.com



II. MINUTES: The 5-15-2023 NPEA General Meeting minutes were approved by the Board on 5-27-2023 and posted on the website (www.NPEASC.com). Jan Freeman moved to accept minutes without changes, Clarence Richardson seconded the motion, and the minutes were approved by the HOA members by a unanimous voice vote.

III. TREASURER'S REPORT: Jennifer Roberts, Treasurer.

(1) **Report.** The most current NPEA financial report was provided (see attached pages 5-6).

(2) **Questions about the report.**

1. Question: Is there a carryover and is it shown? Answer: Yes, there is a financial carryover. Randy will check with Mike to have this figure shown in future reports.
2. Question: Who is on payroll? Answer: Lifeguards and snack bar attendants.
3. Question: For better readability, can the treasurer's report format line up the decimals in each column?
Answer: Randy will pass on this request to Mike Gobin.

(3) **Financial review.** The CPA review of our books was delayed because the Newington Financial Manager was late getting the information to the CPA. The results of the CPA review will be posted on the website when it is completed.

IV. BOARD ELECTION: Prior to the meeting, Board President Randy Sadler, and Vice-President Mark LaVigne announced they were not running for re-election. Randy and Mark have both lived in Newington for over 30 years, and they have served in a variety of Board positions for most of that time. They have seen the HOA accomplish good things for the neighborhood, and Randy highlighted a few of the achievements.

1. In 1996, Dorchester District 2 announced their new school attendance lines would require Newington children to travel six miles past Gregg MS and attend Dubose MS. The HOA organized residents in a unified opposition to the plan. DD2 ultimately relented and re-drew the lines so our kids could attend Gregg. Newington middle schoolers have attended Gregg MS ever since.
2. In 2005, John Murphree, Newington's developer, transferred all responsibilities to the Association. He left us with a hodgepodge of poorly written covenants that differed in the various development phases. In a yearlong effort, the HOA wrote a set of new, consolidated covenants and bylaws, and then obtained neighborhood approval so the organization could better function.
3. In 2011, the HOA worked with the Town to develop a paved pool parking lot, a park, and a connection to the hiking trail. Anyone who came to the neighborhood after this date would not believe how bad this area had previously looked. It was an outstanding improvement for the benefit of the neighborhood.

Randy said these and many other positive things would not have happened in Newington without the involvement of the HOA. He and Mark were both glad to have played a part in the Association for so long. Now, it was time to step down from elective office and get new people involved.

Randy announced the slate of the candidates who had asked to be presented for positions on the NPEA Board of Directors. He asked for additional nominations from the floor, and there were none. Randy remarked that

Newington homeowners were fortunate to have such a wonderful group of neighbors willing to step up and serve on the Board.

Three candidates ran unopposed, and they were each unanimously elected by a voice vote. These were: Jennifer Roberts for Secretary, John DuBose for Member-At-Large, and Carolyn Gardner for Member-At-Large. After that, each candidate for a contested office was allowed an opportunity to introduce themselves.

The turnout for the vote was considerable and included 83 households in attendance, and 52 proxy votes from households who could not attend the meeting. Ballots were collected, and three members volunteered to tally the votes. Ballot counters were Jesse O’Neil, Robert Propst, and Jacklyn Delre. The final vote tallies were:

President	Larry Collett - 71 Gene Brislin - 64
Vice-President	Emily Vick - 87 Meghann Chapman - 48
Secretary	Kelly Roberts - 87 Troy Waldrop - 48

V. REPORT OF THE BOARD.

(1) Pool Facility Improvement Project. Randy, Gene Brislin, Ed Kirsch, Mark LaVigne, and Victoria Merritt are current members of the planning group. No group meetings have been held since the last NPEA meeting.

(2) Request for a Three-way Stop at Smythe (upper side) and KCC. Unfortunately, the intersection at KCC & Smythe (upper) is maintained and governed by SCDOT. It is not under the Town’s authority. In July, SCDOT turned down our request for a 3-way stop. They did not conduct another study at the intersection. They looked at the one they conducted in 2017 and the one they did in 2012. There had not been any development in the area since then, so they felt the results would not be different from the previous studies. This is the third time in eleven years that NPEA has requested a 3-way stop at this dangerous intersection, only to be turned down by SCDOT. NPEA feels the study does adequately address the blind curve coming down the hill. Kima Garten-Schmidt, NP Homeowner and the Town Council Rep. for District 5, fully supports our concern. She is looking into it to see if we have any other options.

(3) Speeding in Newington. Town speed studies requested by NPEA were completed on two very long straight aways (313-411 King Charles Circle and 449-523 King Charles Circle). The results of the traffic study did not show that the speeding problem meets the criteria for speed humps. We are looking into other solutions such as additional stop signs. Kima suggested another set of stop signs might be installed at the intersection of Bird Cage Walk and King Charles Circle. William Quakenbush spoke about the speeders on the lower end of Smythe Drive and he would like a traffic count conducted here. Randy agreed this is problem area and he would discuss this request with the new Board.

(4) Police Patrols. Randy contacted Chief Doug Wright, the head of the Summerville Police Department, to express Newington’s concerns about drivers exceeding the speed limit and ignoring stop signs in the neighborhood. Randy added that we had incidents of late-night trespassing at our neighborhood pool, and there were two reports of attempts to kick in front doors at night. Homeowners have also been seeing people oddly wandering through their yards or checking for open car doors on security cameras. Chief Wright said he would step up his department’s traffic enforcement efforts in our neighborhood and will address our concerns. Randy told him that any increase in patrols within the neighborhood would be appreciated by Newington residents. The late-night door-kicking incidents apparently resulted from a challenge on Tik-Tok (and it occurred for one night all over town).

(5) Lee Street Sidewalk Update. Kima confirmed that the Town Council has allocated funding for new sidewalks in the upcoming budget. This included the Lee Street sidewalk. Town staff will soon begin developing bid documents for construction. Kima said some of the residents on Lee have not signed off on the equipment being brought into their yard. Hopefully construction will begin late 2023 or at least by the summer of 2024.

(6) Playgrounds. Randy asked Amy Evans (Town Parks & Rec Department) if the Town could add additional play pieces to the Newington Plantation Park. The tire swing set and the twisted climber play features are rarely used. Amy said the Town currently had no funds available for new equipment, but NPEA could donate money for new equipment. Subsequently, Kima met with Amy, and they are working on installing better swings and trying to sell the twisted climber and buy new equipment. Russ Touchberry stated there is a Summerville Parks Foundation where donations are accepted for improvements like this.

(7) Parkway. Gene Brislin provided a presentation (see attached pages 7-8) on what Luden Street will look like after the BGM Parkway is complete. Russ Touchberry added it looks like the parkway project is one year ahead of schedule.

VI. COMMITTEE REPORTS:

(1) POOL COMMITTEE. Kelly Roberts (Chairperson) 843-532-5159 klaroberts1960@gmail.com. Committee members: Victoria Merritt, Jena Ferguson, Rob Gross, Sarah Gibson, Rick Leinster, and Nancy Bacher. Mark LaVigne serves as the Board liaison with repairs/pool company. Randy said in past years we have had problems getting enough committee volunteers, but for the last couple of years we have had a solid group of volunteers.

a. Pool Season Update. Kelly's reported we had a successful pool season with over 160 families joining. Our staff was excellent, and they received many positive comments from members.

b. Pool Security Cameras. Five Arlo cameras were installed by Randy at the pool at the end of June. In early July, the cameras detected late-night trespasses by two different groups of teenagers. Both groups were chased off by the police, and neither group returned. In mid-July, a trio of boys were observed after hours at the pool, and they were chased off by a security siren. One boy was identified, and his parents were notified by a personal visit to the home by Randy and Kelly. The trio of trespassers did not return. On 8-17-2023, an unidentified individual attempted to break into the snack bar. He failed and departed. A floodlight was subsequently installed to better illuminate the snack bar area after hours.

(2) SOCIAL COMMITTEE. Jessica Toolin had to step down as chair due to work responsibilities. The Association needs a volunteer to step up and take over as chairperson so future social events can occur. Anyone interested in joining the Social Committee as a member or becoming the chairperson is urged to contact anyone on the board.

(3) YARD OF THE MONTH. Kelly Roberts (Chairperson). Recent winners: 502 KCC, 316 KCC, 627 KCC, 110 Whitehall, 429 KCC. YOM nominations should be sent to Veronica Graham at Grahambria@bellsouth.net.

(4) COVENANTS COMMITTEE. The Board has assumed all responsibilities of the ARC. Boat and camper parking violations continue to be a problem. The Association may need to improve our covenant enforcement options to obtain better compliance. We may need to add a provision for a small fine for violators. This is a topic the new Board will need to address. If anyone else is interested in participating in a new ARC, as the chairman or as a member, they should contact the new Board president. Jacklyn Delre said she was interested in being an ARC member.

(5) NEWSLETTER. Emily Vick and Randy Sadler. If you have any articles that you wish to submit for the next newsletter, you can contact Emily Vick at emvick@hotmail.com.

VII. OLD 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 to spread a load of gravel and possibly get a new bike rack. Action has been deferred pending a decision on the proposed community building project. STILL OPEN.

(2) Lee Street Entrance. The Board has authorized up to \$1,000 to troubleshoot and fix the water service at the Lee Street entrance. The sprinkler system is operating, but the controller clock display is not readable. STILL OPEN.

(3) NPEA Meeting Signs. On 6-26, the Board approved the purchase of three HOA meeting signs for up to \$300.00. STILL OPEN.

VIII. NEW BUSINESS:

(1) Next HOA Members Meeting: The Spring NPEA Meeting is scheduled for April 2024, at the Newington school cafeteria. The exact date will be provided in the Spring 2024 newsletter.

(2) The new 2023-2025 Board (with contact information):

President	Larry Collett <i>email: larry@collettfoundation.org</i>
Vice-President	Emily Vick <i>email: evick@bethany-umc.com</i>
Secretary	Kelly Roberts <i>email: klaroberts1960@gmail.com</i>
Treasurer	Jennifer Lea Roberts <i>email: tgrlily38@gmail.com</i>
Member-At-Large	John DuBose <i>email: vmee@aol.com</i>
Member-At-Large	Carolyn Gardner <i>email: carolyn.gardner@carolinaoneplus.com</i>
Past President	Randy Sadler <i>email: rsadler17@gmail.com</i>

IX. MEETING ADJOURNED:

Mark Bacher moved to adjourn the meeting, and he was seconded by Clarence Richardson. The meeting was adjourned at 8:48 pm by President Sadler.

Minutes Written by: Kelly Roberts on October 23, 2023.

Minutes Approved by: NPEA BOARD on October 31, 2023.

SIGNED



RANDY SADLER
Presiding NPEA President

NEWINGTON PLANTATION ESTATES ASSOCIATION
FINANCIAL STATEMENT
AUGUST 31, 2023

INCOME	AUGUST	YTD 2023
Hoa Dues	0	33,327.27
Advertising		
Interest		
Other	0	145.80
Pool Membership	235.00	44,507.00
Lessons	201.00	201.00
Guests	16.00	16.00
Rental	75.00	4,745.00
Concessions	1,582.11	4,457.11
TOTAL INCOME	2,109.11	87,399.18

EXPENSES	AUGUST	YTD 2023
Bank Chgs	33.46	33.46
Concessions	458.25	3,677.03
Donations	0	375.00
Electric	1,049.30	6,721.75
Insurance	0	6,764.00
Landscaping	755.00	6,400.00
Legal/Accounting	0	1,100.00
License	0	225.00
Management	495.00	3,960.00
Miscellaneous	0	1,118.98
News & Postage	0	1,389.46
Phone	155.41	631.92
Pool Service	1,125.00	9,479.32
Repair/Maintenance	32.70	15,705.65
Social Committee	0	385.11
Supplies	0	3,027.38
Water	406.41	1,349.72
Trash	260.40	649.75
Payroll	11,002.85	28,700.70
Payroll Taxes	2,524.30	6,144.33
Payroll Service	148.30	841.80

	AUGUST	2023 YTD
TOTAL EXPENSES	18,446.38	98,680.36
OVER/SHORT	-16,337.27	-11,281.18

BANK BALANCES

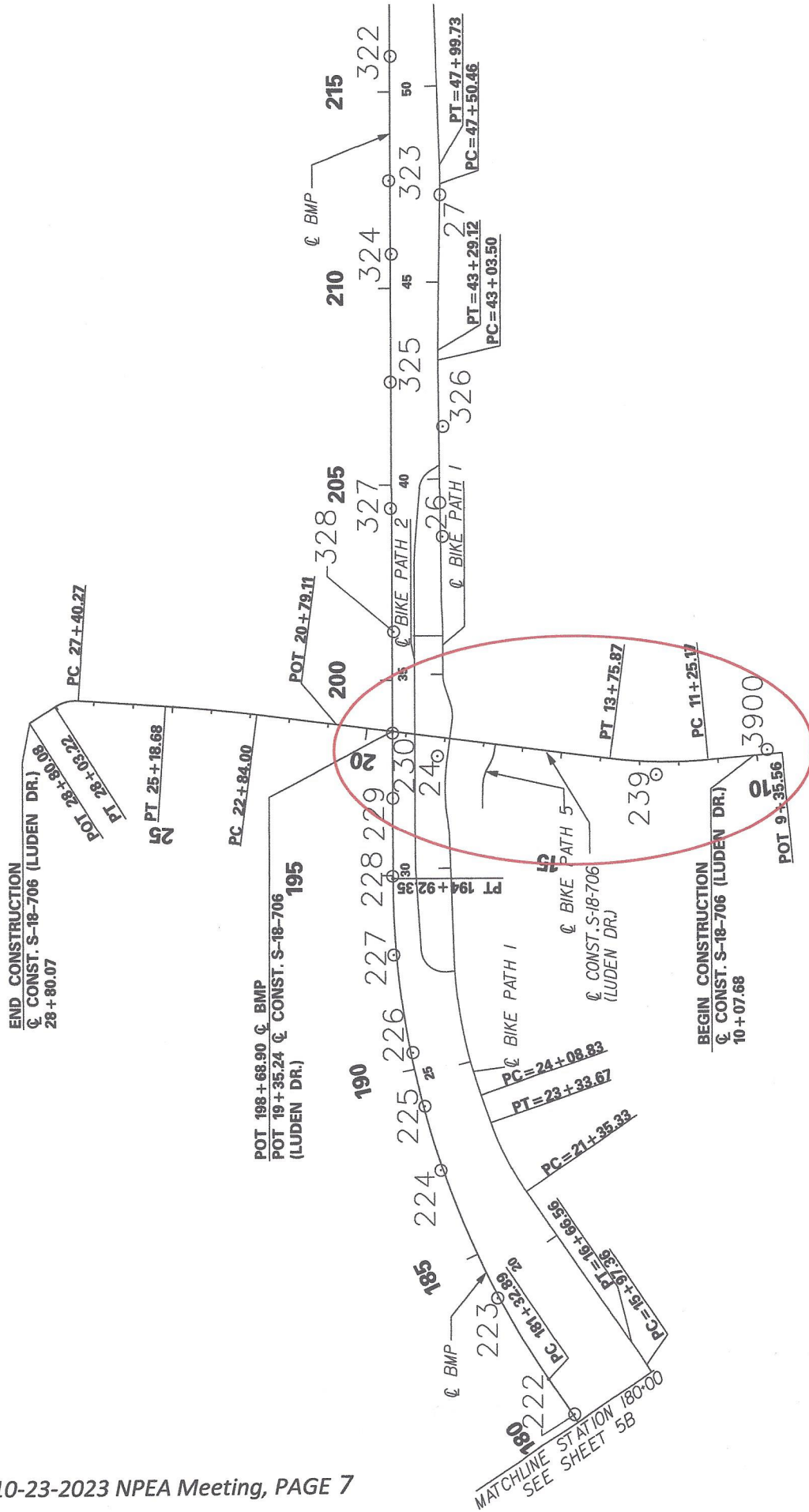
CHECKING	\$3,306.07
SAVINGS	\$72,758.89
CD'S	\$48,000.00
TOTAL	\$124,064.96

COMMENTS: (Food for thought)

Financial as of August 31, 2023 compared to last year 2022 (same time period)

Pool Membership	2022 was	\$48,328	
Pool Membership	2023	\$44,507	Loss of \$3,821
Concession Income	2022	\$4,935	
Concession Income	2023	\$4,457	Loss of \$478
Concession Expense	2023	\$3,677	
Concession Expense	2022	2,726	Increase expense \$951
<ul style="list-style-type: none"> We brought more in last year with less costs, Net effect \$1,429 loss Compared to totals last year. We cleared \$2,209 last year, but only \$780 this year. 			
Pool payroll	2023	\$28,701	
Pool Payroll	2022	\$22,535	Increase expense \$6,166
Pool Clean Service	2023	\$9,479	
Pool Clean Service	2022	\$7,640	Increase expense \$1,839
Landscaping	2023	\$6,400	
Landscaping	2022	\$4,795	Increase expense \$1,605

NOTE:
SEE SHEET 5xxx BIKE PATH 1 AND
BIKE PATH 2 DATA



Newington &
Flowertown
Elementary

BEGIN CONSTRUCTION
CONST. S-18-706 (LUDEN DR)
10+07.68

