

NPEA HOA EXECUTIVE COMMITTEE MEETING MINUTES

June 28, 2024

ATTENDEES: Larry Collett (President), Emily Vick (Vice president), Kelly Roberts (Secretary), John Dubose (Member at Large), Randy Sadler (Past President)

List of Board Directors:

President: Larry Collett (843-323-2935) president@npeasc.com

Vice-Pres: Emily Vick (843-343-2506) vicepresident@npeasc.com

Treasurer: Jennifer Roberts (843-607-8821) treasurer@npeasc.com

Secretary: Kelly Roberts (843-532-5159) secretary@npeasc.com

At-Large: John DuBose (843-870-5338) memberatlarge@npeasc.com

At-Large: Carolyn Gardner (843-864-4000) memberatlarge@npeasc.com

Past Pres: Randy Sadler (843-875-7440) pastpresident@npeasc.com

Location: 14 Plantation Circle

Meeting Call to Order 7:03 28 June 2024

Financial Accounting and Oversight

We have brought in Melanie Russo with Sentry Business Solutions. They provide bookkeeping and payroll services and the Russo Family live at 124 King Charles Circle. I would like to propose / discuss separating the pool activities with a separate bank account / debit card for cleaner bookkeeping.

Lap top had everything except Expenses

Larry will gain On Line access to CD and Savings balance

Jennifer will receive a PO Box key and receive a turnover from Mike on Monday 1 July 2024

Larry gave Emily his PO Box key and Emily will begin going to the PO Box weekly

Legal

Suzanne, with Taylor Anderson Law Firm, is ready to move forward with legal matters required of our association. Executive Session would be required to discuss this information.

Only 2 liens confirmed. Jennifer will get a list of Mike's info on Liens when they meet 1 July.

Suzanne is ready to move with filing Liens once we determine current status.

Randy would like to speak w/Suzanne with regards to charging additional fines for covenant violators and how to enforce the fine

Pool

The pool has had a few major renovations / fixes over the course of the last few months. Discussion of current renovations / fixes and future plans.

- 146 members (membership money not counting online 25,210.00)
- 5 Pool parties completed 400.00
- 6 more on the calendar

SCSC charging 38.00 per day (what we charge PW) so far 494.00 Boy scout swimming badge –they paid for Lifeguard MOC Tri Fit will use pool / parking lot and Trail 20 July @7 Ashley Ridge will be using the pool (38.00 per day) month of August (aquatic center will be closed for maintenance Pinewood will be begin their swim season 5 August (1800.00) Members would like additional umbrellas; we need additional umbrella stands (I think 3)

Randy makes a motion to purchase 2 new cameras, up to 600.00 and Emily 2nd. All approve

Randy makes a motion to purchase cloud up to 120.00 yearly , 2nd Larry –All Approve

Kelly makes a motion to purchase 3 umbrella stands to replace broken ones up to 300.00. Emily 2nd - ALL approve

Community Center]

Larry has engaged in conversations with a local construction and development company to take on the capital project of redesigning and renovating the community center. This will be a capital campaign project and, if we move forward with discussion and development at the end of the 2024 pool season, we could have a completed renovation project by Spring of 2026.

Larry speaking with a construction company, very low key. And get some ideas.

Succession Plan, Process, and Onboarding of New Members

Larry has been working on a succession plan model of providing a clean flow of communications (i.e. utilities@npeasc.com, web@npeasc.com, events@npeasc.com, etc.) that can allow all members of the board to step down and/or get elected without missing a step in the process. Videos, emails, documentation, etc.

ARC report:

2 items closed, 226 Smythe and 205 Thames. No new ARC requests.

NEW BUSINESS ACTION ITEMS

Stop signs on Smythe / KCC (3 Way) Larry

Stop sign at Bird Cage (Larry)

Next board meeting SEPT TBD

Adjourn 8:53PM