

HOA Board Meeting 30 Sept 2024 Call to order 7:07

Board members in Attendees:

Larry, Emily, Kelly, Jennifer, Carolyn, John and Randy

Melanie Russo (Newington manager) attended and explained the new P&L (Profit and Loss) format/statement

P&L will be posted on the HOA website NPEASC.com .

Any questions, please email the HOA board at board@npeasc.com

Items discussed by board and will be topics discussed at the HOA General meeting 28 Oct. All topics will require homeowners vote.

AMENDING OVERDUE HOA ASSESSMENT COLLECTION WITH A LIEN PROVISION.

(1) **LIEN PROVISION FOR HOA ASSESSMENTS.** [YES or NO?]

"The assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property and such Owner shall be responsible for all costs of collection, including reasonable attorneys' fees and expenses incurred whether before or after a suit for collection is brought. Sale or transfer of any lot shall not affect the assessment lien."

(2) **FINES FOR COVENANT VIOLATIONS.** [YES or NO?]

"a) The owner shall be informed by mail by [the Association's] General Manager of any violations of the Deed Restrictions, [the Association's] Rules and Regulations, and Richland County Ordinances. The owner is expected to work in good faith with the General Manager to correct the violation within fifteen (15) days.

b) The board has the right to fine the owner \$100.00 weekly, until abatement, or the fine reaches \$1,500.00 per violation[,] per year after the [fifteen-day] written notice to correct the violation. If a property has three (3) or more occurrences of the same violation during the same calendar year, a \$100.00 fine will be levied immediately upon the third occurrence and any recurrence during that year. Additionally, if the violation is not corrected within one week, then the \$100.00 weekly fine schedule will be implemented until abatement or the fines reach \$1,500 per year, per violation.

c) With board approval, the owner may be sued to correct the violation.

d) If the owner does not correct the violation, the board can elect to assess the owner based on the estimated cost to correct the violation."

(3) **RAISE OUR EXISTING HOA DUES CAP.** [YES or NO?]

"The sum total of any and all Board-approved increases will not cause the Annual Assessment for Regime Fee to exceed a maximum of **\$200 effective January 1, 2026.**" [replaces \$100]

(4) ALLOW BOATS IN DRIVEWAYS DURING THE SUMMER BOATING SEASON. [YES or NO?]

Camper trailers, self-propelled recreational vehicles, travel trailers, utility/boat trailers and boats (on trailers) may be parked in the driveway for a period of less than **48 hours** *[replaces 24 hours]* for loading and unloading only. **An exception for boats on trailers parked on the driveway of a property in front of the front line of the dwelling house is permitted from April 1st to October 1st each year.** *[exception added]*

(5) VIOLATION ISSUE AT 204 BOONE. Unsightly materials and excessive debris at 204 Boone has been a long-term violation. If the Town fails to pursue this case, Suzanne recommended that we should contact DHEC (for health concerns) and DSS (for a welfare check). We should also check with neighbors to get more information, and we should verify if there is still a deteriorating pool in the back yard. We might also want to consider getting a group of volunteers together and offer to help her with clean up. If the homeowner is unwilling to accept help or correct the problem, does the Board want to authorize Suzanne to pursue legal action? YES or NO?

Covenant changes / additions were discussed w/Attorney Suzanne Ulmer at the Taylor Anderson Law Firm on 12 Sept. NPEA Board President Larry Collett, and Board Members John DuBose and Randy Sadler attended.

Community Center Project:

Larry has engaged in conversation with a general contractor with regards to a Community Center. Larry discussed moving forward w/renderings of a Community Center.

This will be presented at the General meeting and voted on as required.

Pool Enhancement Project & Revenue Opportunity:

Pool Chair, swim team and Larry were approached by an organization who expressed interest in the pool being available during winter months. Initial investment would be 35,000.00 – 60,000.00 from the HOA however, the cost would be defrayed by the swim organization with a monthly rental fee. Heating the pool would benefit the neighborhood as the season would be extended.

This will be presented and voted on as required.

Meeting adjourned 9:20