

# **NPEA HOA GENERAL MEETING Minutes**

## **April 21, 2025**

- I. **CALL TO ORDER:** The Spring Newington Plantation Estates Association (NPEA) homeowners meeting was held at the Newington School Cafeteria on April 21, 2025. It was called to order at \_\_\_7:01\_\_\_ by President Collett. All board members attended except for Carolyn Gardner.

**List of Board Directors:**

President: Larry Collett (843-323-2935) [president@npeasc.com](mailto:president@npeasc.com)  
Vice-Pres: Emily Vick (843-343-2506) [vicepresident@npeasc.com](mailto:vicepresident@npeasc.com)  
Treasurer: Jennifer Roberts (843-607-8821) [treasurer@npeasc.com](mailto:treasurer@npeasc.com)  
Secretary: Kelly Roberts (843-532-5159) [secretary@npeasc.com](mailto:secretary@npeasc.com)  
At-Large: John DuBose (843-870-5338) [memberatlarge@npeasc.com](mailto:memberatlarge@npeasc.com)  
At-Large: Carolyn Gardner (843-864-4000) [memberatlarge@npeasc.com](mailto:memberatlarge@npeasc.com)  
Past Pres: Randy Sadler (843-875-7440) [pastpresident@npeasc.com](mailto:pastpresident@npeasc.com)



- II. **MINUTES:** The October 28, 2024 NPEA General Meeting minutes were approved by the Board and posted on the Newington website ([www.NPEASC.com](http://www.NPEASC.com)). **See attached minutes.**
- III. **TREASURER'S REPORT:** Jennifer Roberts, Treasurer.
- A. **Report.** The most current NPEA financial report was provided (**see attached**).
- IV. **PRESIDENT'S REPORT:** The President's report will be provided as a summary of activity that has occurred over the past few months since the last general meeting.
- Larry reported after last HOA General meeting, he met with town engineer Ms Jessi Shuler to learn more about land set backs and variances. Ms. Shuler did share she felt the land could be used for a future community center.
- Parking was discussed – Ms. Shuler said there is enough parking spaces because we have a shared parking place agreement since we gave the town land for playground. We will know more after a feasibility study.
- V. **COMMITTEE REPORTS:**
- A. **POOL COMMITTEE.** Kelly Roberts (Chairperson) 843-532-5159 [poolcommitteechair@gmail.com](mailto:poolcommitteechair@gmail.com). Committee members: Victoria Merritt, Jena Ferguson, Rob Gross, Sarah Gibson, Natalie Clark and Nancy Bach
- B. **SOCIAL COMMITTEE.** Jessica Toolin has come back to the social committee and is currently looking for additional volunteers to serve on the committee and/or volunteer at community events. Anyone interested in serving should contact Jessica Toolin.
- C. **COVENANTS COMMITTEE.** We currently have an ARC composed of some board members and some volunteers. If anyone is interested in participating on this committee, please contact ARC Chair, Randy Sadler.

Randy Sadler (ARC Chair) spoke about the possible covenant changes below :

1. **Discussion on Possible Covenant Changes.**

The Board's proposed covenant changes have been reviewed by our attorney. After the Board prepares the ballots, the changes will be made available to all Newington homeowners for a vote. No covenant change will occur unless a majority of homeowners agree to the change. There will be NO voting on any covenant changes at the HOA meeting,

a) **Change 1 - LIEN PROVISION**

- (1) This change would introduce a lien provision to help with the collection of overdue assessments, ensuring that all homeowners contribute fairly to maintaining our neighborhood. It would result in a new Covenants paragraph titled: 32. Lien Provision for NPEA Assessments.

If lien provision is in place, then the delinquent HOA dues has to be paid prior to selling -

**“32. LIEN PROVISION FOR NEWINGTON PLANTATION ESTATES ASSOCIATION ASSESSMENTS.** The assessments, together with interest, costs, reasonable attorneys' fees, and the expenses of collection, 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, reasonable attorneys' fees, and collection costs, 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 interest and costs of collection, including reasonable attorneys' fees and expenses incurred whether before or after the suit for collection is brought. Sale or transfer of any lot shall not affect the assessment lien."

**b) Change 2 - FINES FOR COVENANT VIOLATIONS**

Adding small fines for specific covenant violations will strengthen covenant enforcement and help maintain the quality and aesthetics of our neighborhood. This change would be a new added Covenants paragraph titled: 33. Fines for Specified Covenant Violations.

**(1) "33. FINES FOR SPECIFIED COVENANT VIOLATIONS.**

- (a)** The owner shall be informed in writing by the Association's Board, by the Association's ARC, or by a Board-approved representative of any violation of the Deed Restrictions. The owner is expected to work in good faith to correct the violation by the date specified by the notification. This date will be a minimum of fifteen (15) days from the notification date.
- (b)** If the owner does not correct the covenant violation by the specified correction date, the Board, ARC, or Board-approved representative has the right to fine the owner \$25.00 monthly, until abatement, or until the fine reaches \$100.00 per this specific violation.
- (c)** The Board may extend the period before a fine is imposed, if the member who is in violation makes a timely appeal to the Board prior to the stipulation completion date. If the violation is determined not to be the fault of the property owner due to the previous property owner's violation of Covenants, it will be at the Board's discretion to arrive at a remedy. It is the responsibility of the homeowner whose property is in violation of the covenants to provide proof that prior Boards permitted waivers. All money raised through fines becomes part of the Association's general treasury for application toward common expenses.
- (d)** If the owner does not correct the violation, the Association will receive attorneys' fees (regardless of whether the Association files suit) and the fines and attorneys' fees become a lien on the property. (Suzanne will provide precise wording)
- (e)** The Association may take legal action to force the owner to correct the violation at any time after the specified correction date expires. In the event the Association obtains a favorable judgement, such judgment shall include any fines owed, the costs of preparing and filing the complaint, and any other costs of the action.
- (f)** This added paragraph applies only to the following Covenant paragraphs:
  - (i)** Offensive Activity and Animals.
  - (ii)** Trailers and Vehicles.
  - (iii)** Satellite Dishes and Antennas.
  - (iv)** Swimming Pools.
  - (v)** Signs. Unsightly Materials."

**c) Change 3 - RAISING THE HOA DUES CAP**

Raising the HOA annual dues cap will ensure the Association can meet financial obligations and continue to provide services for our community in the future. This change raises the existing \$100 dues cap to \$200. It would amend the last sentence in Covenant paragraph 22. Cap for the Annual Assessment for Regime Fee.

Historically, the HOA dues have only been raised in increments of 25.00

**(1) 22. Cap for the Annual Assessment for Regime Fee (last sentence).**

"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, 2028.”

**d) Change 4 - ALLOWING BOATS IN DRIVEWAYS DURING SUMMER**

Allowing boats to be parked in driveways during boating season would offer more flexibility for those who own boats. This change would amend Covenant paragraph 6(C) Camper Trailers.

**(1) (6(C) Camper Trailers.**

“Camper trailers, self-propelled recreational vehicles, travel trailers, utility/boat trailers and boats (on trailers) may be parked in the paved driveway for a period of less than **48 hours** *[replaces 24 hours]* for loading and unloading only. **An exception to this restriction is that boats on trailers can be parked on the driveway of a property in front of the front line of the dwelling house for as long as the owner so chooses from May 1st to October 1st of each year.”**  
*[exception added]*

One neighbor asked why RVs and Boats are treated differently. Randy did explain ARC has made exceptions to families needing the RV / Camper to be in driveway longer. Homeowner just needs to need to contact the ARC.

**Change 5 - ALLOWING EMAIL VOTING FOR COVENANT CHANGES**

Allowing electronic voting for future covenant changes will make it easier for homeowners to participate in the decision-making process. This change would amend the first sentence of Covenant paragraph 12. Amendment by adding the words “**or electronic.**”

- (2) 12. Amendment. These restrictions can be altered, modified, cancelled or amended at any time by the **written or electronic consent** of a majority (i.e. over 50%) of the property owners of record whose lots are within Newington Plantation Estates.

The vote will need to be 265 for the covenant to be implemented.  
Each covenant will be voted individually.

- D. **COMMUNICATIONS (NEWSLETTER) COMMITTEE.** Emily Vick. If you have any articles that you wish to submit for the next newsletter, you can contact Emily Vick at [vicepresident@npeasc.com](mailto:vicepresident@npeasc.com).

**VI. OLD BUSINESS:**

- A. **Community Center:** In the Fall, we proposed hiring a third-party company to provide renderings for a potential community center improvement project. It was discussed and voted that we would not spend \$8,000+ for renderings as we need to determine if it is even feasible to attempt to do this project. Based on this conversation, a feasibility study is being conducted to determine if we can move forward.
- B. **Stop Sign at KCC & Smythe.** In working with the Town of Summerville, we were able to get this stop sign in place due to DOT delays.

**VII. NEW BUSINESS:**

- A. **Next HOA Members Meeting.** The Fall NPEA Meeting is scheduled for October 2025. The exact date will be determined based on availability. The exact date will be provided in the Fall 2025 newsletter.
- B. Any other new business?

**VIII. MEETING ADJOURNED:** (Goal by 8:30 – We must be out by 9:00 pm)

Moved to adjourn the meeting by \_\_Emily Vick, and \_\_Jane Hough seconded the motion. Meeting was adjourned at \_\_8:35\_\_ by President Collett.

Minutes Written by: Kelly Roberts on \_\_\_\_5/14/2025.

Minutes Approved by: NPEA BOARD on \_\_\_\_\_.

SIGNED

LARRY COLLETT  
NPEA President