

NPEA GENERAL MEETING AGENDA

October 20, 2025

- I. **CALL TO ORDER:** The Fall Newington Plantation Estates Association (NPEA) homeowners meeting was held at the Newington School Cafeteria on October 20, 2025. It was called to order at _____ by President Collett. All Board members were in attendance except for _____.

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



- II. **MINUTES:** The April 21, 2025 NPEA General Meeting minutes were approved by the Board and posted on the Newington website (www.NPEASC.com). **See attached minutes.**
- III. **GENERAL ELECTION:** Every two years, your HOA holds a general election of board of directors. We will have our election for the 2025 - 2027 board today.

(A) As of 10-14-25, the following slate of candidates have agreed to run for a Board position:

President	Larry Collett
Vice-President	Ed Kirsh
Secretary	Justin Goethe
Treasurer	Jennifer Lea Roberts
Members-At-Large (Select Two)	John DuBose, Carolyn Gardner

(B) Additional nominations can be made on the floor. Candidates will then be voted on at the meeting.

(C) To vote you will enter the name of your preferred candidate in the box beside the office. Enter two names for Members-At-Large. We plan to have three volunteer members tally the votes. The meeting can continue, and the results will be announced prior to the end of the meeting.

- IV. **TREASURER'S REPORT:** Jennifer Roberts, Treasurer.

A. **Report.** The most current NPEA financial reports are provided (**see attached**).

- V. **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.

- VI. **COMMITTEE REPORTS:**

A. **POOL COMMITTEE.** Kelly Roberts (Chairperson) 843-532-5159 poolcommitteechair@gmail.com. Committee members: Victoria Merritt, Jamie Gregg, William Thompson, Margaret Shannon, Natalie Clark and Nancy Bacher.

B. **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.

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.

“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 judgment, 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.

(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 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.**”

(1) 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.

C. **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.

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

A. **Next HOA Members Meeting.** The Spring NPEA Meeting is scheduled for April 2026. The exact date will be determined based on availability. The exact date will be provided in the Spring 2025 newsletter.

B. Any other new business?

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

Moved to adjourn the meeting by _____, and _____ seconded the motion. The meeting was adjourned at _____ by President Collett.

Minutes Written by: Kelly Roberts on _____.

Minutes Approved by: NPEA BOARD on _____.

SIGNED

LARRY COLLETT
NPEA President