

# ***NPEA GENERAL MEETING AGENDA***

## ***April 27, 2026***

- I. **CALL TO ORDER:** The Spring Newington Plantation Estates Association (NPEA) homeowners meeting was held at the Newington School Cafeteria on April 27, 2026. 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: Ed Kirsch (815-474-2403) vicepresident@npeasc.com  
Treasurer: Jennifer Roberts (843-607-8821) treasurer@npeasc.com  
Secretary: Justin Goethe (843-729-7773) 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 October 20, 2025 NPEA General Meeting minutes were approved by the Board and posted on the Newington website (www.NPEASC.com). **See attached minutes.**
- III. **TREASURER'S REPORT:** Jennifer Roberts, Treasurer.  
A. **Report.** The most current NPEA financial reports are 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.
- V. **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. **Update on Proposed Covenant Changes – Digital Vote in Preparation.** The Board's proposed covenant changes have been reviewed by our attorney, and we are now preparing to conduct the homeowner vote *digitally* to make participation easier and more accessible. Once the electronic ballots are issued, all Newington homeowners will have the opportunity to 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. The four proposed changes under consideration are summarized below.
  2. **Change 1 – LIEN PROVISION.** 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.
  3. **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.

4. **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, effective January 1, 2028. It would amend the last sentence of Covenant paragraph 22. Cap for the Annual Assessment for Regime Fee.
5. **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.**”

VI. **OLD BUSINESS:**

- A. **Follow-up on Covenant Digital Voting Preparation.** Brief update on progress toward issuing electronic ballots to homeowners for the proposed covenant changes outlined above. This conversation leads directly into the related New Business item below.

VII. **NEW BUSINESS:**

- A. **New HOA Member Portal – Proposed.** Building on the move toward digital voting, the Board is evaluating a comprehensive HOA management portal that would consolidate digital voting with a wide range of homeowner-facing tools in one central platform. Features under consideration include:
  1. **Digital voting & surveys** – save time and paper by voting online for board elections, covenant changes, and community decisions.
  2. **Owner portals** – a single online hub where each homeowner can view their account, dues balance, and community information.
  3. **Online dues payments & invoicing** – make it easier for homeowners to pay assessments and for the Association to get paid faster.
  4. **Mass communication** – send texts, emails, and phone calls for meeting reminders, urgent updates, and community announcements.
  5. **Community message boards** – private forums to engage neighbors in a moderated, members-only space.
  6. **Document storage** – store and share covenants, meeting minutes, financial reports, and forms in one place.
  7. **Violation tracking & request forms** – streamline ARC requests and covenant enforcement workflows.
  8. **HOA website integration** – modernize www.NPEASC.com alongside the portal.
  9. **Bank & accounting integrations** – eliminate manual transaction entry and keep the Treasurer’s books accurate.
  10. **Security** – military-grade data security and homeowner privacy protections.
- B. **Next HOA Members Meeting.** The Fall NPEA Meeting is scheduled for October 2026. The exact date will be determined based on availability and provided in the Fall 2026 newsletter.
- C. 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 \_\_\_\_\_, and \_\_\_\_\_ seconded the motion. The meeting was adjourned at \_\_\_\_\_ by President Collett.

Minutes Written by: Justin Goethe on \_\_\_\_\_.

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

SIGNED

LARRY COLLETT  
NPEA President