

NPEA HOMEOWNERS MEETING

10/18/2021

Newington Plantation Estates Association (NPEA) meeting called to order at 7:20 by President Thom Nolan in the Newington Elementary School Cafeteria. All Board members were in attendance. President: Thom Nolan, VP: Mark LaVigne, Treasurer: Veronica Duran-Ballen, Secretary: Kelly Roberts, At-Large: John DuBose, At-Large: Brian Graham, Past Pres: Randy Sadler.



Distinguished Visitor: Kima Garten-Schmidt, NP Homeowner/Town Council Rep for District 5
- Available for Questions (speed bumps, traffic dividers, stop signs etc.)

MINUTES: Frank Freeman moved to accept the minutes of the last general meeting (11/4/2019) without changes. Randy Sadler seconded the motion, and the minutes were accepted by a unanimous voice vote.

TREASURER'S REPORT: Mike Gobin provided handouts on the HOA financial accounts. Transfer of \$10,000 to the pool was due to Covid in 2020, and remains in pool account. The pool expenditures were maintenance or normal operating expenses. The new treasurer will investigate the possibility of allowing electronic payments for HOA and pool memberships.

VOTING FOR NPEA BOARD:

The president announced a slate of the candidates who, before the meeting, asked to be submitted into nomination for positions on the NPEA Board of Directors. He then opened the floor for any additional nominations for any office.

Charles Smith asked to have his name removed from nomination for Member at Large. Charles then nominated Clint Stocker for Member at Large and Mark LaVigne seconded the nomination. Clint accepted he nomination.

Ben Hough nominated Heather Geiger for Vice-President and Kevin Carrol seconded the nomination. Heather accepted the nomination for Vice-President, and she removed her name from nomination for Member at Large.

Brenda Wylie nominated Charlene Kegg for Member at large and James Gregg seconded the nomination. Charlene Kegg accepted he nomination.

Each Board candidate was allowed a few minutes to introduce themselves. Nominees for each office were as follows:

President	Randy Sadler, Gene Brislin
Vice-President	Mark LaVigne, Heather Geiger
Secretary	Kelly Roberts, Jessica Toolin
Treasurer	Jennifer Lea Roberts
Members-at-Large (2 Positions Open)	Larry Collett, John DuBose, Charlene Kegg, Carolyn Gardner, James Polcyn, Clint Stocker

Including the 98 households in attendance, and the 64 proxy votes collected from households who could not attend, this was undoubtedly the largest voter turnout ever for a NPEA Board election. Blank ballots were distributed to homeowners as they signed in. Voting instructions were given, and members were provided time to fill out their ballots.

After the ballots were collected, four members volunteered to tally the votes. Vote counters were Frank Freeman, James Gregg, Veronica Duran-Balen, and Brian Graham. President Nolan continued the meeting while the votes were counted.

REPORT OF THE BOARD:

- (1) The board has taken no official position on the Town's new traffic controls on Plantation Circle.
- (2) The NPEA mailbox at Lee St. was put in for HOA mail. Mail is normally cleared out one a week.

REPORT OF THE COMMITTEES:

COVENANT: Randy Sadler (Chairperson), Mark LaVigne, Fred Gleffe, and Thom Nolan are the four current members of this committee. Anyone interested in helping with this committee should contact a Board member.

POOL: The pool committee will review all suggestions that were provided after the end of the season. Changes will be made as deemed appropriate for 2022. Electrical repairs are urgently needed. Likely the entire building will need to be rewired due to code changes, prior repairs etc. Malfunctioning pool lights have been repaired and pumps have been replaced. The encroaching forest will need to be cut back from the pool fence.

WEBSITE: The new website NPEASC.com is up and running thanks to Josh Wilson. Meeting minutes and financial information will be placed on the site as soon as possible.

NEWSLETTER: Emily Vick volunteered to take over the newsletter from Randy Sadler. Nancy Bacher also volunteered to help Emily with the newsletter. Thank you Emily and Nancy.

CRIME WATCH: No reports at this time. President Nolan asked for anyone interested in heading this committee to contact a Board member.

Ben Hough asked to have committee minutes posted on the website. His request will be passed on to the next Board.

UNFINISHED BUSINESS:

- (1) Potholes: When they are reported to the Town, they are repaired.
- (2) Virtual Meeting: The previous Board was willing to allow a video of the meeting that could be posted on the website, rather than a live, interactive feed. NPEA will continue to look at the issue of virtual meetings.
- (3) Pool parking lot repairs: Issue remains open pending a resolution of the NPEA clubhouse project.
- (4) Electronic payments for the HOA and Pool: This issue will be researched by the new Treasurer.

NEW BUSINESS:

- (1) Thom Nolan is building a sign for the neighborhood's Luden Street entrance. He is willing to construct it at his expense to see NPEA is in favor of it.
- (2) The Town will build a sidewalk down one side of Lee Street.
- (3) Community building, at the pool. NPEA plans to start a building committee to determine the viability, costs, type, or construction, etc. The committee will report back to the Board in 2022, then the General Membership will discuss this further. Please contact a HOA board to volunteer for the building committee.

(4) Terry Mummert spoke about the speeding issue in our neighborhood. He would like to see 3-way stop sign at Lee and King Charles. The town says they will support the sign if the neighborhood supports the sign. In addition, Mr. Mummert has researched speed bump costs. He would like a traffic committee in the neighborhood to pursue the ongoing speeding issues in our neighborhood. Town Councilman Kima Garten-Schmidt spoke on our traffic and speeding challenges. She encouraged NPEA to call her for assistance.

NPEA BOARD ELECTION RESULT: The voting results for the HOA Board were announced by Frank Freeman. The final vote tallies were:

President	Randy Sadler - 96 Gene Brislin - 64
Vice-President	Mark LaVigne - 126 Heather Geiger - 33
Secretary	Kelly Roberts - 96 Jessica Toolin - 61
Treasurer	Jennifer Lea Roberts - unanimous
Members-at-Large (2) (Two positions with highest totals)	Larry Collett - 84 John DuBose - 80 James Polcyn - 52 Carolyn Gardner - 43 Clint Stocker - 15 Charlene Kegg - 37

There was one question on the ballot. The NPEA Board requested up to \$5,000 to hire a company to remove plants and overgrowth from the perimeter of the Newington Pool. Voters accepted the Board's request by a vote of 130-25.

MEETING ADJOURNED: A motion to adjourn was made by Mark LaVigne and seconded by John DuBose. Meeting was adjourned at 8:55.

Minutes Written by: Kelly Roberts 10-18-2021

Minutes Approved by: NPEA Board 11-8-2021 (*Pending final approval at the Spring 2022 NPEA Meeting*).


Randy Sadler, President, NPEA

NEWINGTON PLANTATION ESTATES ASSOCIATION
HOA GENERAL- SEPTEMBER 30, 2021

	CURRENT MONTH	9 MONTHS YTD- 2021	9 MONTHS YTD- 2020	12 MONTHS YTD- 2020
INCOME				
HOA DUES	370.00	40,450.01	55,853.07	75,603.07
ADS	0	45.00		
OTHER	0	80.92	0	0
TOTAL INCOME	370.00	40,575.93	55,853.07	75,603.07
EXPENSES				
BANK FEES	0	87.77	0	0
DONATIONS	0	0	300.00	300.00
INSURANCE	0	4,388.00	4,054.00	4,054.00
LANDSCAPING	500.00	3,775.00	3,985.54	4,785.54
LEGAL & ACCTG	0	0	260.00	260.00
MANAGEMENT FEE	800.00	4,000.00	3,200.00	4,400.00
MISC	0	0	40.89	240.89
NEWS & POSTAGE	600.30	1,040.30	220.00	1,180.37
PROPERTY TAX	0	0	0	890.14
REPAIR & MAINT	0	12,118.83	9,743.26	9,963.26
SCEG	64.28	542.84	515.40	695.13
SCPW	33.98	306.08	275.00	371.10
SIGNS	0	0	0	0
SUPPLIES	0	153.25	142.15	744.14
TOTAL EXPENSES	1,998.56	26,412.07	22,736.24	27,884.57
PROFIT/LOSS	-1,628.56	14,163.86	33,116.83	47,718.50
(TRNSF TO POOL)	0	10,000.00		10,000.00
(TRNSF TO SAVINGS)	50,000.00	50,000.00		

BANK BALANCE- CHECKING AS OF 09/30/2021 = \$20,250.77
 BANK BALANCE- SAVINGS AS OF 09/30/2021 = \$66,693.08
 12 CERTIFICATES OF DEPOSIT AS OF 09/30/2021= \$24,000.00

TOTAL = \$110,943.85

NEWINGTON PLANTATION ESTATES ASSOCIATION
POOL- SEPTEMBER 30, 2021

	CURRENT MONTH	9 MONTHS YTD- 2021	9 MONTHS YTD- 2020	12 MONTHS YTD – 2020
INCOME				
MEMBERSHIP	0	48,107.50	35,646.00	35,646.00
CONCESSIONS	518.00	4,362.50	4,317.00	5,361.00
RENTAL & PARTY	350.00	3,660.00	225.00	1,725.00
GUESTS & LESSONS	24.00	448.00	560.00	560.00
TOTAL INCOME	892.00	56,578.00	40,748.00	43,292.00
EXPENSES				
ATT- PHONE	125.80	907.45	414.49	941.71
BANK FEES	0	47.20	0	0
CONCESSION SUPPLIES	0	2,268.74	2,255.65	2,255.65
CPW- WATER	312.83	1,459.07	953.87	1,183.64
INSURANCE	0	2,827.00	2,990.00	8,022.00
LICENSE	0	225.00	225.00	225.00
PAYROLL - WAGES	2,081.50	18,810.87	20,455.33	20,720.35
PAYROLL -SERVICE	143.25	1,531.37	1312.01	1,302.98
PAYROLL -TAXES	613.07	4,096.92	4,291.42	4,291.42
POOL- SERVICE	2,040.00	10,080.00	8,910.00	10,880.00
POOL- SUPPLIES	42.09	270.92	798.97	798.97
POOL- R&M	353.05	2,653.62	2,353.28	2,834.28
SGEG- ELECTRIC	654.09	4,766.64	5,267.81	7,465.92
TRASH	0	285.00	260.00	330.00
MISC	0	0	250.00	254.00
TOTAL EXPENSES	6,365.68	50,229.80	50,737.83	61,505.92
PROFIT/LOSS	-5,473.68	6,348.20	-9,989.83	-18,213.92

(TRNSF TO/FROM GENERAL) 0 10,000.00

BANK BALANCE- CHECKING AS OF 9/30/2021 = \$19,744.95