

## ***NPEA MEETING 4/25/2022***

**CALL TO ORDER:** Newington Plantation Estates Association (NPEA) meeting was called to order at 7:01 pm by President Randy Sadler in the Newington Elementary School Cafeteria. Randy introduced the Board of Directors (who were all in attendance).

Board members:

President	Randy Sadler	843-875-7440	rsadler17@gmail.com
Vice-President	Mark LaVigne	843-875-9988	lavigma@aol.com
Treasurer	Jennifer Roberts	843-607-8821	tgrlily38@gmail.com
Secretary	Kelly Roberts	843-532-5159	klaroberts1960@gmail.com
Member-at-Large	John Dubose	843-870-5338	vmee@aol.com
Member-at-Large	Larry Collett	843-323-2935	larry@collettfoundation.org
Past President	Thomas Nolan	843-693-7604	npeanolan@aol.com

**MINUTES:** Minutes from the last general meeting (10/18/2021) were read. Thom moved to accept the minutes without changes. Motion seconded by Tom Lehman, and approved by a unanimous voice vote.

**TREASURER'S REPORT:** Mike Gobin, Account Manager; Jennifer Roberts, Treasurer.

- (1) NPEA Manager explained NPEA's new accounting report format (See pages 4-5) that combines the HOA and the Pool accounts. Ben Hough would like last year's numbers for comparison. The Board will consider his request.
- (2) NPEA is actively pursuing the collection of approximately \$55,000 in delinquent HOA fees/late charges.
- (3) Brian Kurtz CPA, Mt. Pleasant, SC, is completing the annual review our financial records. The completion of the CPA review has been delayed due to tax season, but it should be complete within the next week.
- (4) The Board has authorized the creation of a CD ladder with a portion of our reserve savings. This involves the purchase of 12 additional one-year CDs (at \$2,000 each) so we will have a total of 24 CDs maturing and rolling over throughout the year. Currently NPEA has 16 CDs, and 6 more will be purchased.
- (5) On January 8 (Jennifer and Mike), and on January 15 (Jennifer and Randy), Board members collected in-person dues payments at the pool. We had a total of eight people pay their 2022 dues with a credit card (a \$5 convenience fee was added), and about two dozen people paid their dues in person at these collection events.

### **REPORT OF THE BOARD:**

- (1) Landscape Maintenance. The Board has hired Fresh Cuts Landscaping (David Peterson, owner) to maintain our common areas. David is a Newington homeowner with a good business reputation. The Board will consider paying the new landscaper to add flowers. Mark Lavigne said that our irrigation system at Lee Street is no longer operational, so keeping flowers alive at that location will be difficult.
- (2) By-Law Changes. The Board proposed three changes to NPEA's bylaws.

### **PROPOSED BYLAW CHANGE 1.**

- (1) In Article II, section 2, eliminate "the President and/or the Treasurer shall sign all checks."
- (2) In Article II, section 2, eliminate "Two of the following individuals shall sign all checks: President, Vice-President, Treasurer, or a representative from a financial management company approved by the board."
- (3) In Article III, section 6, eliminate: "Any NPEA check written for more than two thousand dollars written by an account management company must be explicitly approved by the President and the Treasurer."
- (4) In Article II, Section 5, add to the end the following sentences: "NPEA bank checks will be signed by the President, or the Treasurer, or a Board-approved financial manager. The signatures of two of these people are required on any check written for \$2,000 or more. The Treasurer shall review a list of all NPEA checks, withdrawals, and deposits made each month."

After discussion, Evelyn White moved to accept Bylaw Change #1. Motion seconded by Linda Dowd, and approved by a unanimous voice vote.



**PROPOSED BYLAW CHANGE 2.** Make Article III, Section 5. Read: "Whenever a Board member is unable to perform his duties by virtue of transfer, health, conflict of interest, or other cause, such member should submit his resignation in writing to the Board citing the reason. If the position of President becomes vacant, then the Vice-President immediately becomes the President. If there are any other vacancies in the Board by reason of death, resignation, a failure to fill a position during a NPEA election, or otherwise, such vacancies shall be filled by a majority vote of the Board of Directors then in office. Individuals selected to fill vacancies serve for the remaining balance of that Board's term of office."

After discussion, this proposed change was modified and voted on in two parts:

Bylaw Change #2, Part 1 (i.e., the first two sentences of the paragraph):

"Whenever a Board member is unable to perform his duties by virtue of transfer, health, conflict of interest, or other cause, such member should submit his resignation in writing to the Board citing the reason. If the position of President becomes vacant, then the Vice-President immediately becomes the President."

Kevin Carroll moved to accept Bylaw Change #2, Part 1. Motion seconded by Brenda Wylie, and approved by a voice vote with one vote opposed.

Bylaw Change #2, Part 2 (i.e., the remainder of the paragraph):

"If there are any other vacancies in the Board by reason of death, resignation, a failure to fill a position during a NPEA election, or otherwise, such vacancies shall be filled by a majority vote of the Board of Directors then in office. Any individual selected to fill a vacancy will serve until the next NPEA General meeting. At this meeting, homeowners will accept nominations and elect a person to fill the vacancy, and this person will serve for the remaining balance of that Board's term of office."

Gene Brislin moved to accept Bylaw Change #2, Part 2. Motion seconded by Thom Nolan, and approved by a unanimous voice vote.

**PROPOSED BYLAW CHANGE 3.** Make Article III, Section 6, second sentence read: "The Board of Directors shall have power to manage and control the affairs of the Association, including the authorization of all expenditures provided, however, any action taken by the Board of Directors with respect to any Association expenditure (other than common, recurring operating expenses, or legal expenses, or expenses necessary to repair an existing NPEA asset) of more than five thousand dollars (\$5,000) must be pursuant to the direction of a majority of the membership in attendance at a prior general membership meeting."

Kevin Carroll moved to accept Bylaw Change #3. His motion was seconded by Terri Gross, and approved by a unanimous voice vote.

## **REPORT OF THE COMMITTEES:**

**COVENANT:** Thom Nolan (Chairperson) 843-693-7604 [npeanolan@aol.com](mailto:npeanolan@aol.com).

Committee members: Randy Sadler, Fred Gleffe, Mark LaVigne, and John DuBose. Thom said the full ARC held a committee meeting on 4-4-2022 to discuss a variety of covenant questions and interpretations. The committee can use two non-Board member volunteers. If you are interested, volunteers were asked to contact Thom.

**POOL:** Kelly Roberts (Chairperson) 843-532-5159 [klaroberts1960@gmail.com](mailto:klaroberts1960@gmail.com).

Committee members: Victoria Merritt, Rick Leinster, Rob Gross, Sarah Gibson, Nancy Bacher, Natalie Clark, and Jena Ferguson. Mark continues to serve as the Board's liaison for pool repairs/maintenance. The Newington Pool had 146 pool memberships in 2021.

(1) **Committee Meeting.** The full Pool Committee met on 2-3-2022. Opening day is May 21, 2022. The price of our pool memberships has not increased, and Newington continues to be the best community pool bargain in Summerville. About Aquatics has agreed to provide pool maintenance.

(2) **Pool Overgrowth.** Mark reported plants and overgrowth were cut back, and several bags of garbage and litter were removed from the perimeter of the pool.

(3) **Pool Leaks.** The pool had significant water leakage and Coastal Carolina Pool Supplies was hired to troubleshoot the problem (at a cost of \$750). They had found a total of 9 leaks at different joints. There were voids under each joint (the dirt had either washed or settled away). Coastal Carolina Pool repaired these leaks (plus added new fill around the joints and replaced the concrete) for \$7,500.



(4) **Ruptured Pool Filter.** One of our primary pool filters ruptured, and the entire filter system had to be fixed. Coastal Carolina installed four commercial-grade filter tanks plus new plumbing and valves. This increased our pool filter capacity, and provided a more reliable system. Cost was \$11,800.

(5) **Electrical Repairs.** Electrician Daniel Williamson ran some safer electrical circuits to our snack bar area and refrigerators. He is also repairing some of our lighting. We also obtained an estimate for \$7,500 from electrician Steven Sievert for a complete overhaul of the electrical system throughout the covered area, bathrooms, and lifeguard room. The Board decided to defer on this proposal pending the clubhouse project.

**SOCIAL:** Jessica Toolin (Chairperson) 843-670-1796 [jessicatoolin@gmail.com](mailto:jessicatoolin@gmail.com).

Committee members: Jessie Gardner, Charlene Kegg, Laura Sheppard. The Board has approved up to \$400 per event (for up to 5 events per year) for the committee's events. So far, for 2022, the committee hosted a successful Easter egg hunt in the neighborhood on April 16, and they are planning for a Small Business Event on April 30.

**WEBSITE:** The [NPEASC.com](http://NPEASC.com) website is up and running thanks to Josh Wilson. This issue of electronic payments for the HOA and Pool is still being looked at. Larry Collett is building a prototype site with this function for the Board to evaluate.

**NEWSLETTER:** Emily Vick (Chairperson) 843-343-2506 [emvick@hotmail.com](mailto:emvick@hotmail.com). Emily's first newsletter was distributed in March, and it was very well-received. Contact Emily if you have articles for the next newsletter.

### **UNFINISHED BUSINESS:**

(1) **Pool parking lot repairs.** Members have authorized the Board to spend "up to \$5,000" to make improvements in the NPEA pool parking area. Action has been deferred pending a decision on the proposed community building project. STILL OPEN.

(2) **Luden Street entrance.** Thom Nolan arranged to have the Luden Street entrance sign designed, constructed, and installed. He is now looking at options for additional signage.

### **NEW BUSINESS:**

(1) **Allowing chickens in Newington.** Randy asked for an informal poll on how many attendees were in favor of changing the restrictive covenants to allow homeowners to keep chickens as pets. Result was 15 homeowners against and 12 homeowners in favor of chickens. Changing covenants is not an easy process. The Board does not plan to pursue this, but Jennifer said individuals can contact her about forming a group to pursue this on their own.

(2) **Lee Street Sidewalk.** The Town wants to build a sidewalk down one side of Lee Street. Preliminary drawings are 65% complete. Gene commented that getting a sidewalk completed is a long process and sidewalk projects in the town are delayed.

(3) **Community Center Project.** Thom is serving as the point-of-contact for the Newington clubhouse project. Thom has concluded that the best way to get started is to get an engineer to help us evaluate the project. Randy said he and Thom attended a clubhouse discussion on 4-23-2022 at the Newington Park hosted by Gene Brislin (see exhibits on pages 6-9). Randy added there were a half dozen people in attendance, including engineers Gene Brislin and Ed Kirsch, and the discussion was extremely informative. Gene addressed the NPEA meeting by saying there are significant hurdles to building a new, stand-alone clubhouse, but it was not impossible. The property given to us by the developer was not prime property. It is in a flood plain. A 1500 sq ft building might fit, but it could be costly. A less expensive option would be to renovate our existing pool building (which might include reconfiguring the interior and adding an HVAC). Homeowners Edward Kirsch and Gene Brislin have agreed to work together to help NPEA develop options.

### **MEETING ADJOURNED:**

Kevin Carroll moved to adjourn the meeting. His motion was seconded by Ben Hough, and approved by a unanimous voice vote. Meeting was adjourned at 8:43 pm.

Minutes Written by: Kelly Roberts 4-25-2022. Minutes Approved by: NPEA Board 5-2-2022.

Starting cash balance

Checking	\$ 78,502.66
Savings	\$ 60,701.39
CD's	\$ 30,000.00
TOTAL	\$ 169,204.05

NEWINGTON PLANTATION ESTATES ASSOCIATION  
FINANCIAL STATEMENT  
March 31, 2022

<u>INCOME</u>	<u>MONTH</u>	<u>YTD 2022</u>
Hoa Dues	\$ 2,365.00	\$ 36,289.36
Late Fees	\$	
Advetising	\$	
Interest	\$ 7.49	\$ 7.49
Other	\$	
Pool Membership	\$	
Guests	\$	
Lessons	\$	
Rental	\$	
Concessions	\$	
<b>TOTAL INCOME</b>	<b>\$ 2,372.49</b>	<b>\$ 36,296.85</b>

<u>EXPENSES</u>	<u>MONTH</u>	<u>YTD 2022</u>
Bank Fees	\$	\$ 20.00
Concession	\$	
Donations	\$	
Electric	\$ 239.89	\$ 1,476.85
Insurance	\$ 4,545.00	\$ 4,545.00
Landscaping	\$ 300.00	\$ 450.00
Legal	\$	
License	\$ 225.00	\$ 225.00

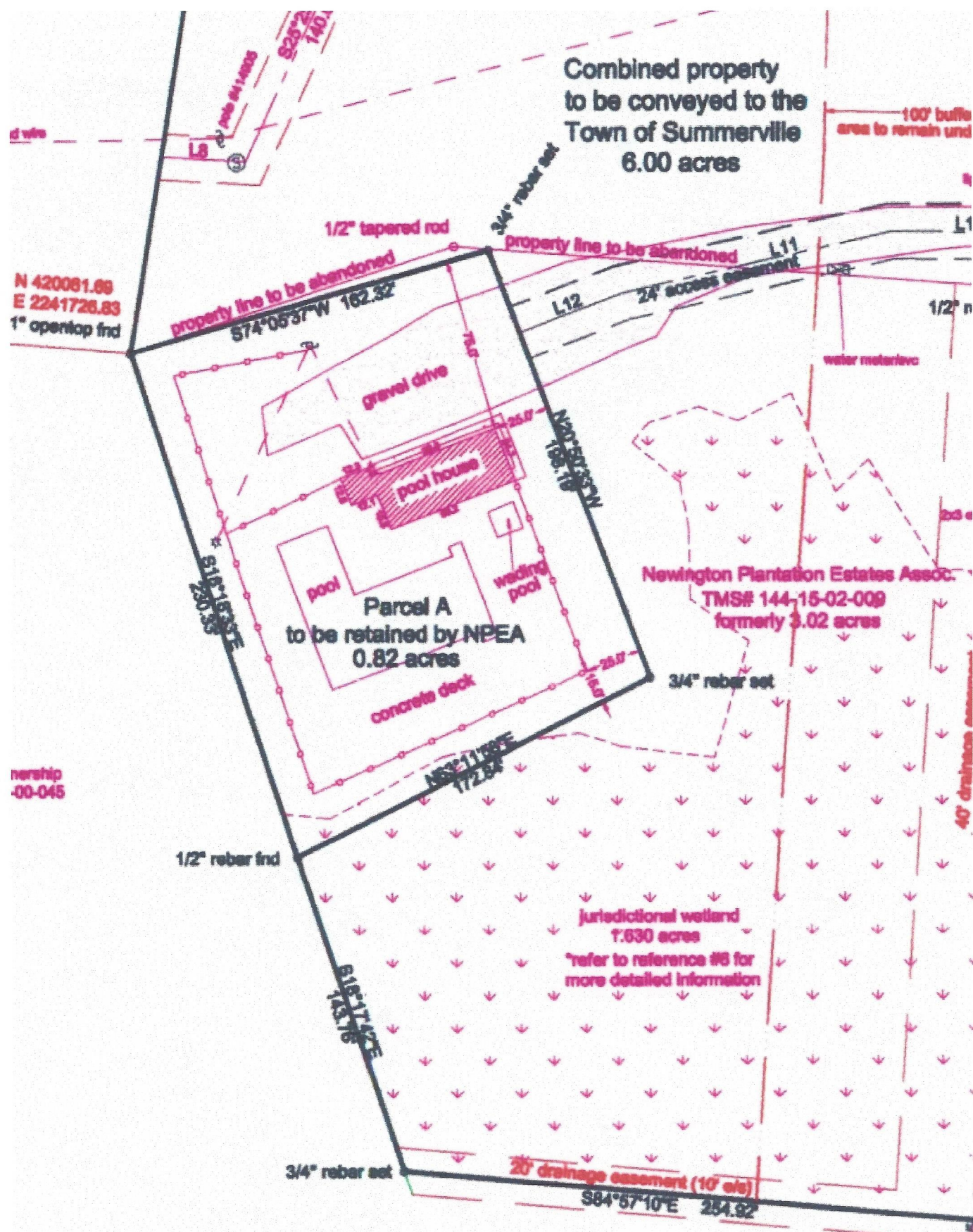
NEWINGTON PLANTATION ESTATES ASSOCIATION  
FINANCIAL STATEMENT  
March 31, 2022

<u>INCOME</u>	<u>MONTH</u>	<u>YTD 2022</u>
<u>EXPENSES CONT'D</u>		
Management	\$ 495.00	\$ 1,485.00
Miscellaneous	\$	
News & Postage	\$ 686.59	\$ 686.59
Phone/Internet	\$ 124.62	\$ 238.87
Property Taxes	\$	
Repairs/Maint.	\$ 11,610.00	\$ 11,909.00
Signs	\$ 308.16	\$ 308.16
Social	\$	
Supplies	\$ 101.49	\$ 220.08
Water	\$ 187.01	\$ 1,014.31
Trash	\$ 164.25	\$ 239.25
Payroll- Wages	\$	
Payroll- Taxes	\$	
Payroll- Service	\$ 0	\$ 216.08
<b>TOTAL EXPENSES</b>	<b>\$ 18,987.01</b>	<b>\$ 23,034.19</b>

<b>Ending Cash Balance</b>		
Checking	\$ 61,880.65	
Savings	\$ 58,708.88	
CD's	\$ 32,000.00	
<b>TOTAL</b>	<b>\$ 152,589.53</b>	



NPEA POOL PROPERTY ENLARGEMENT (North faces up)



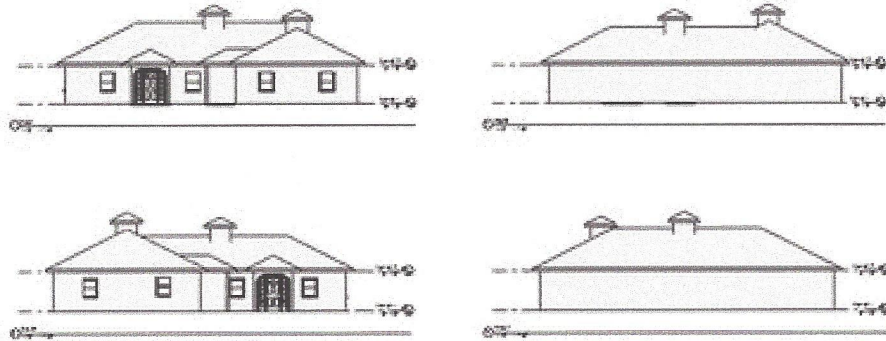












Eugene H. Brislin Jr., PE  
 606 Old Trolley Road  
 Suite 202  
 Summerville, SC 29485  
 (843) 821-1678

Conceptual Rendering of a Clubhouse.  
 Eugene H Brislin Jr PE  
 606 Old Trolley Rd, Summerville, SC 29485  
 (843) 821-1678