

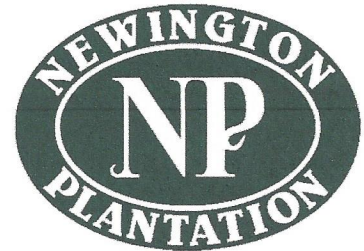
NPEA BOARD MEETING

June 27, 2022

CALL TO ORDER: A meeting of the Newington Plantation Estates Association (NPEA) Board of Directors was held at President Randy Sadler's home on June 27, 2022. The meeting was called to order by the President at 7:03 PM. Meeting Attendees: Randy Sadler, Jennifer Roberts, Kelly Roberts, John Dubose, Larry Collett, Thom Nolan, Fred Gleffe, Gene Orlando. Absent: Mark Lavigne and Mike Gobin.

Directors:

President: Randy Sadler	(843-875-7440) rsadler17@gmail.com
Vice-Pres: 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
At-Large: John Dubose	(843-870-5338) vmee@aol.com
At-Large: Larry Collett	(843-323-2935) larry@collettfoundation.org
Past Pres: Thom Nolan	(843-693-7604) npeanolan@aol.com



Visitors:

Financial Manager: Mike Gobin, 843-475-1066 newingtonmanager@gmail.com
ARC/Covenants Committee: Fred Gleffe and Gene Orlando

I. MINUTES: The 3-7-2022 NPEA Board Meeting minutes were approved by the Board and are posted on the Newington website.

II. TREASURER'S REPORT: Jennifer Roberts, Treasurer.

- (1) Jennifer reviewed the Treasurer's report for April & May 2022 (see attached).
- (2) NPEA Dues in Arrears. Jennifer said she is available during the summer to represent NPEA in court hearings involving homeowners with delinquent dues if needed.
- (3) Brian Kurtz CPA, Mt. Pleasant, SC, completed an independent review of the NPEA and Swim Team financial accounts. The cost was \$500. He found no discrepancies (see attached). We will complete this prior to April next year.
- (4) Jennifer confirmed that the Association's 2022 taxes (Form 1120-H) have been filed.

III. COMMITTEE REPORTS:

a. ARC/COVENANTS COMMITTEE. Thom Nolan (Chairperson) 843-693-7604 npeanolan@aol.com. Committee members: Randy Sadler, Fred Gleffe, Mark LaVigne, Gene Orlando, John DuBose. Except for Mark LaVigne, the full ARC/Covenants Committee was in attendance for the committee report and discussion.

(1) Committee disapproved a request for a fence taller than six feet at 513 King Charles Circle. If the homeowner needs additional privacy, the committee suggested it can be accomplished with trees or hedges (such as Tea Olives, Podocarpus, or Ligustrum). Randy recalled a fence issue in 2004, when homeowners erected an 8-foot-high wood fence without approval. They were sued by their neighbor and the magistrate ruled that, per our covenants, the fence could be no higher than six feet and it could not be in the front yard.

(2) On April 27, 2015, an agreement to resolve a covenants violation was reached between NPEA and the homeowners at 515 King Charles Circle. In it, NPEA allowed the homeowners one year to remove a large, above ground pool that violated the covenants. The home was subsequently sold, and the above ground pool was never removed. Thom will consult with our attorney to determine our course of action.

(3) A neighbor expressed a concern about the house recently sold across the street (at 210 Boone Drive). He suspects it may be planned as an assisted living or group living facility. Thom has reported the potential activity to the Town's code enforcement people. Despite requests for information from the Town of Summerville and the homeowner at 210 Boone, Thom has been unable to obtain specific information regarding the plans for this property.

After discussion, Thom made a motion and Randy seconded: **“NPEA authorizes the ARC to spend up to \$1,500 towards legal and other fees necessary to investigate options to stop this property from becoming a multi-family or group facility.”** Motion was unanimously approved by a voice vote.

(4) In recent years, the committee has received a number of requests for large outbuildings. A summary of these requests was provided:

2015 – Request for a 5-vehicle metal storage garage in the backyard of 79 King Charles Circle was approved by the ARC. The building replaced a similar structure that was destroyed by a storm.

7-31-2021 – Large metal building/workshop in a modest-sized backyard located within the easement boundary at 20 Plantation Circle was disapproved by the ARC. Subsequently, a 20'x30' structure built with wood siding and wood studs was approved by the ARC on 8-21-2021.

9-19-2021 – A covered area supporting solar panels located over a parking area between a detached garage and an enclosed pool at 315 King Charles Circle was approved by the ARC.

11-18-2021 – Metal car port at 303 King Charles Circle was disapproved by the ARC.

1-27-2022 – Large, metal, insulated workshop in a backyard at 104 King Charles Circle was approved by the ARC. The building will be located at the rear of a large backyard that borders undeveloped DD2 property.

6-16-2022 – Two-vehicle, metal, enclosed RV shelter was requested at 400 King Charles Circle. ARC has requested more information from the homeowner.

b. POOL COMMITTEE. Kelly Roberts (Chairperson) 843-532-5159 klaroberts1960@gmail.com.

Committee members: Victoria Merritt, Rob Gross, Sarah Gibson, and Nancy Bacher. Mark LaVigne serves as the Board's liaison for repairs/pool maintenance. The Newington Pool had 146 pool memberships in 2021.

(1) The pool snack bar currently uses four old, inefficient refrigerators. The board discussed the need to buy one or two new garage-capable refrigerators for the snack bar. After discussion, Thom made a motion and Larry seconded: **“NPEA authorizes the Pool Committee to spend up to \$1,500 for one new outdoor refrigerator for use at the pool snack bar.”** Motion was unanimously approved by a voice vote. Mark LaVigne will assist the Pool Committee with this purchase.

(2) DHEC report. DHEC conducted an audit at the Newington Pool on June 10, 2022. The main pool passed with minor write-ups. The kiddie pool failed because the chlorine level was too high. A recent storm apparently affected our pool's electronic chemistry controller. The kiddie pool was reopened the next day after the chlorine level was corrected and the controller was reprogrammed.

(3) Thom would like to allow the Social Committee to use the pool for an open swim day on July 8, 2022. He proposed that, for this day, the pool would be open to all Newington homeowners (with the possibility of a fee for the day for non-members as a donation). He also would like to provide the Social Committee with access to the pool on multiple other days this summer. Several Board members expressed concerns that this might dilute the value of pool memberships. Kelly responded that the Pool Committee and Jessica Toolin, the Social Committee chairperson, had already mutually agreed for an event for pool members on July 8, 2022. The Pool and Social Committees plan to see how this event is received before proposing any more special events for this or next year. The Board will wait for a recommendation from the pool committee before further discussion.

(4) Thom was concerned about a lack of documentation covering the administration of the Newington pool. In particular, he felt there was not enough information for a prospective or new Newington home buyer to know how the pool is managed and used. To help facilitate the discussion, Randy provided a timeline titled Newington Pool History (see attached) covering how the Newington pool has been managed since it was built. Thom suggested that we change the NPEA bylaws to clearly show the pool as a membership-based asset requiring membership fees. Randy agreed to address this in an upcoming bylaw change that will be submitted to the membership this fall. Randy also stated that, until recently, the 2006 Pool Bylaws have been regularly posted on Newington's website.

IV. UNFINISHED BUSINESS:

(1) **Parking Lot.** Members have previously 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 Signage.** The board previously approved up to \$500 for Thom to purchase and install signs at the Luden entrance. The Board also previously approved a payment of \$250 for Daniel Williamson's construction of the large Newington Plantation sign. ITEM CLOSED.

(3) **Website.** Larry is willing to build a website and cover the costs of running it. This website could eventually incorporate a method to make electronic payments to NPEA. Larry agreed to again send his site logon information to Board members for their use and review. STILL OPEN.

V. NEW BUSINESS:

- (1) **By-Law Changes.** Prior to our next Board meeting, Randy will update the NPEA bylaws, have our lawyer examine them, and then provide Board members with a revised set of draft bylaws for review. Randy will incorporate the suggestions by our attorney, NPEA-approved changes, and any other changes recommended by a Board member. By-law changes must be approved by the Board and then approved at a membership meeting.
- (2) **Community Center Project.** Randy plans to coordinate meetings with Thom Nolan, Ed Kirsch, and Gene Brislin to examine options for this project. Randy and Thom hope to get some preliminary ideas from Gene and Ed on improving to pool facility.
- (3) **Landscaping at Newington Gardens.** Sprinkler controllers have been repaired (with new batteries) and Kevin Carrol has planted flowers. After discussion, Randy made a motion and Jennifer seconded: **"NPEA authorizes up to \$2,000 for our landscape maintainer, David Peterson, to add more sod and plants the Newington Gardens entrance."** Motion was unanimously approved by a voice vote. Mark LaVigne will oversee this work.
- (4) **Lee Street Entrance.** After discussion about the lack of water and electricity at the Lee Street entrance, Randy made a motion and Jennifer seconded: **"NPEA authorizes up to \$1,000 to troubleshoot and fix the water and electrical service at the Lee Street entrance."** Motion was unanimously approved by a voice vote. Mark LaVigne will ask Daniel Williamson to look at the problems.

VI. MEETING ADJOURNED.

Larry moved to adjourn the meeting, and John seconded the motion.
Meeting was adjourned at 9:20 pm by President Sadler.

Minutes Written by: Kelly Roberts on 6-27-2022

Minutes Approved by: NPEA BOARD 7-15-2022

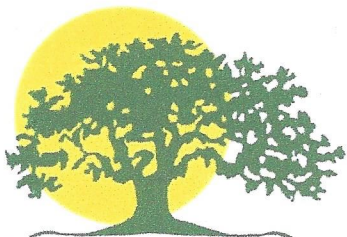


Randy Sadler, NPEA President

NEWINGTON POOL HISTORY

3-10-1985	NPEA began soliciting expressions of interest in developing a neighborhood pool – 52% of all total households built voted yes (85% of households contacted)
9-10-1985	At the Fall NPEA Members Meeting, a final vote approved the installation of the pool. Assumptions: Pool cost \$120K, one-time charge \$400, operating costs \$75 per household per year (for \$20K per year).
1-10-1986	Pool Construction Permit approved.
March-May 1986	A final \$200 payment was collected by NPEA for pool bonds.
3-31-1986	The Newington pool was deeded to NPEA by John Murphree, President, M&S Development Co.
8-9-1986	NPEA announced the establishment of a Newington Pool Committee to manage and administer the new pool. The first Pool Committee Chairperson was Dan Pascazio. The annual operating fee of \$100 included \$10 for HOA dues.
8-12-1986	Permit for Newington to operate type “B” recreational pool was granted by SC DHEC. Type “B” covers swimming pools at hotels, apartments, mobile home parks, condominium developments, country clubs, schools, swim clubs, health clubs, and subdivisions. Type “C” are wading pools or kiddie pools. Type “A” pools are open to the general public.
1986-2005 (Pool Bond History)	<p>In 1986, pool bonds were issued to current residents in exchange for their payment of \$400 to get the pool built. With the developer’s contribution, just enough money was raised to build the pool, but not enough to operate it. Therefore, bond holders were also required to pay annual operating costs.</p> <p>After the pool was built, new residents who bought a lot and built a home in the neighborhood were given a free “pool bond” by the developer with the stipulation they would be expected to pay annual operating costs as a condition of its issuance.</p> <p>Over the years, the number of pool bond holders who defaulted (i.e., those who choose not to pay operating fees) continued to increase. It became apparent that if a large enough percentage of pool bond holders choose not to pay their share of the operating costs, then the pool would have to cease operations (and the “bonds” would be of no value for anyone). This situation happened in other Summerville neighborhood pools.</p> <p>In 2005, due to significant concerns about the long-term financial viability of the Newington pool, the NPEA Board reexamined the structure of our pool fees and membership requirements. The Board’s recommendation to discontinue the use of “pool bonds” was approved for the 2006 pool season.</p>
1993 -1997	The annual pool fee was \$200. This included \$165 for the pool and a \$35 HOA fee.
1998-2000	The annual pool fee was \$215. This included \$180 for the pool and a \$35 HOA fee.
9-30-2002	At the Fall NPEA Members Meeting, the Board proposed an “associate pool membership” category to help increase pool membership and improve the pool’s financial condition. A motion was approved permitting “Non-voting Associate Pool Memberships” consisting of families of non-NPEA swim team members or any Newington families without pool bonds. In lieu of a NPEA membership fee, these pool members paid the normal pool fee plus \$100.

4-28-2004	At the Spring NPEA Members Meeting, a motion was unanimously passed to broaden our pool membership by allowing members from outside Newington. The annual cost for this membership category was set at \$315.
9-30-2004	Pool Bylaws (covering pool memberships and administration) were approved by NPEA and distributed during pool signups in 2005.
9-28-2005	At the Fall NPEA Members Meeting, a proposal to change to Newington's pool membership criteria was presented by the NPEA Pool Committee & the NPEA Board. This change would phase out the use of pool bonds. Due to a lack of enough time to adequately discuss the proposal, the members tabled this topic until the next NPEA meeting.
March 2006	The Spring NPEA newsletter provided an explanation of the Pool Bylaw Changes that would be proposed by the NPEA Board at the upcoming NPEA Members Meeting.
3-23-2006	The Spring NPEA Members Meeting was held early to provide time to incorporate any pool changes for the 2006 Pool Season. The Board's pool proposal was unanimously approved. This change phased out the use of pool bonds. The NPEA-approved changes were fully described in the Pool Association Bylaws dated 3-23-2006 which were included in the 2006 NPEA "Green Book" mailed to all Newington homeowners. These were also distributed during subsequent pool signups. The 2006 Pool Bylaws also stated that the NPEA Pool Committee, under the authority of NPEA Board, would make all decisions relating to pool management, property, and finances without bringing each issue before a general membership meeting, unless the chairperson or the NPEA Board deemed such action was necessary. The NPEA Pool Committee has served this role since the pool originally opened in 1986.
After 2006	Pool fees and membership rules were established and updated as needed by NPEA. Published annually in the spring Newington Newsletter and on the Newington website.



BRIAN D KURTZ PC
CERTIFIED PUBLIC ACCOUNTANT

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May 11, 2022

Newington Plantation Estates Association
ATTN: Board of Directors
P.O. Box 654
Summerville, SC 29484-0654

Dear Board Members:

I was engaged by Newington Plantation Estates Association to provide a specific scope of assurance. This scope of assurance included ensuring that there was supporting documentation for disbursements from the General, Pool and Swim Team Bank Accounts for the Association for the 12 month period ending December 31, 2021. We have not audited or reviewed any financial information and therefore do not express an opinion or provide any assurance that any financial statements for this period are in accordance with accounting principles generally accepted in the United States of America.

Accordingly, I have analyzed the disbursements from both the General, Pool, and Swim Team Bank Accounts for the Association and found documentation supporting these disbursements.

Sincerely,

Brian D Kurtz CPA

Starting cash balance

Checking \$ 61,880.65
 Savings \$ 58,708.88
 CD's \$ 32,000.00
 TOTAL \$ 152,589.53

NEWINGTON PLANTATION ESTATES ASSOCIATION
FINANCIAL STATEMENT
April & May, 2022

<u>INCOME</u>	<u>APRIL & MAY</u>	<u>YTD 2022</u>
Hoa Dues	\$ 115.00	\$ 36,404.36
Late Fees	\$	
Advetising	\$	
Interest	\$	\$ 7.49
Other	\$	
Pool Membership	\$ 35,925.00	\$ 35,925.00
Guests	\$	
Lessons	\$	
Rental	\$	
Concessions	\$ 405.16	\$ 405.16
TOTAL INCOME	\$ 36,445.16	\$ 72,742.01

<u>EXPENSES</u>	<u>MONTH</u>	<u>YTD 2022</u>
Bank Fees	\$ 0	\$ 20.00
Concession	\$ 878.89	\$ 878.89
Donations	\$ 830.00	\$ 830.00
Electric	\$ 738.25	\$ 2,215.10
Insurance	\$ 2,565.00	\$ 7,110.00
Landscaping	\$ 1,565.00	\$ 2,015.00
Legal + Acctg	\$ 500.00	\$ 500.00
License	\$ 0	\$ 225.00

NEWINGTON PLANTATION ESTATES ASSOCIATION

FINANCIAL STATEMENT

APRIL & MAY / ~~March 31~~, 2022

INCOME	MONTH	YTD 2022
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EXPENSES CONT'D

Management	\$ 990.00	\$ 2,475.00
Miscellaneous	\$ 0	
News & Postage	\$ 0	\$ 686.59
Phone/Internet	\$ 248.95	\$ 487.82
Property Taxes	\$ 0	
Repairs/Maint.	\$ 17,631.00	\$ 29,540.00
Signs	\$ 250.00	\$ 558.16
Social	\$ 522.12	\$ 522.12
Supplies	\$ 357.67	\$ 577.75
Water	\$ 389.26	\$ 1,403.57
Trash	\$ 174.50	\$ 413.75

Payroll- Wages	\$ 193.93	\$ 193.93
Payroll- Taxes	\$ 166.48	\$ 166.48
Payroll- Service	\$ 59.27	\$ 275.35

TOTAL EXPENSES	\$ 28,060.32	\$ 51,094.51
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Ending Cash Balance

Checking	\$ 70,265.49
Savings	\$ 54,708.88
CD's	\$ 36,000.00
TOTAL	\$ 160,974.37