

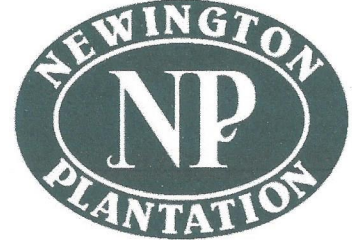
NPEA BOARD MEETING

June 26, 2023

I. CALL TO ORDER: A Newington Plantation Estates Association Board of Directors meeting was held at Randy Sadler's home on June 26, 2023. It was called to order at 7:03 pm. All Board members were in attendance except for John DuBose and Larry Collett. Mike Gobin attended the meeting as the non-voting Newington financial manager.

List of 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



Invited visitor:

Financial Manager: Mike Gobin, 843-475-1066 newingtonmanager@gmail.com

II. MINUTES: The 3-6-2023 NPEA Board Meeting minutes were approved via an email vote on 3-16-2023. The minutes are available on the Newington website (www.NPEASC.com).

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

(1) **Report.** The current NPEA financial report was presented by Mike Gobin (see attached, page 10).

(2) **Dues in Arrears.** The current dues delinquency list was provided by Mike, and he discussed NPEA's current legal actions to collect dues. Mike provided filing paperwork for Magistrate's Court for President Sadler's signature. NPEA's legal actions in Magistrate's Court are concentrated on getting compliance from those homeowners who owe more than \$1,000 in NPEA dues and late fees.

(3) **Financial review.** The CPA review of our books has finally started after a delay in obtaining financial information from the swim team.

IV. COMMITTEE REPORTS:

(1) **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 with repairs/pool company.

a. **Snack Bar.** The Pool Committee now has two new refrigerators for use at the pool snack bar.

b. **Safe Keys.** We only have one set of keys. Kelly agreed to have extra keys made for the snack bar safe.

c. **Pool Security Cameras.** To repair the camera system, Randy had to buy a replacement base station and a new solar charging panel. He also bought one more Arlo camera to provide four functioning security cameras.

d. **Electrical.** Outdoor outlets and switches on the gazebo at the back fence have been replaced.

e. **Pool Maintenance.** U.S Aquatics completed the approved list of maintenance items for the 2023 season. This list included replacing a main pool flow meter, main pool motor bearing, new filter elements, rainbow stick feeder, wading pool replumb & repairs, new diving board stand, and a new stainless water feed pipe.

f. **Pool Inspection.** A random SCDHEC pool inspection was completed on 6-6-23. Both pools passed.

g. **Swim Meets.** A homeowner complained about traffic during the last swim meet. He said there were cars parked on one side of the pool access road and some were trying to park on the opposite side. He suggested using traffic cones. Kelly personally observed that the swim team had parent volunteers at each street corner near the pool. The volunteers were instructing everyone where to park (i.e., on one side of the access road only).

h. **Pool Season Update.** Kelly's report: The 2023 Newington pool season is going well. This year's staff seems competent and responsible, and the pool membership is now at 146. Kelly emphasized the continued need for lifeguards in light of the recent drowning at the unguarded Pine Forest pool. Rules are in place to keep swimmers safe, and lifeguards help ensure members are following the rules.

(2) SOCIAL COMMITTEE. Jessica Toolin has stepped down as chairperson. The Social committee is looking for a new chairperson. We hope to have a chairperson soon so the Fall social events can occur.

(3) YARD OF THE MONTH. Kelly Roberts (Chairperson).

(4) COVENANTS COMMITTEE. The Board assumed all the responsibilities of this committee on 4-26-2023.

a. Dogs. Neighbors have made complaints to animal control about noisy dogs at 181 Thames Avenue. The Board found that the situation constituted a nuisance to the neighborhood and a violation letter was issued. The dogs were removed from the address. However, after the case was dismissed, dogs have apparently returned to the address.

b. Covenants Issues. Summarized in the following log:

04-25-23	204 Boone	Significant debris around home, both visible and behind the fence. Our covenants do not permit this. The Board decided to pursue compliance with our Attorney.	ARC Ltr sent 12-8-22. Given to Atty (On Hold 04-25)
04-25-23	202 Boone	Boat in view of the road as of 6-26-2023. The President will discuss this problem with the homeowner.	ARC Ltr sent 12-12-22. Given to Atty (On Hold 04-25)
04-25-23	203 Kenilworth	Boat in view of the road. The issue has existed for at least a year. Boat is now gone (Issue resolved as of 6-26-2023).	ARC Ltr sent 12-12-22. Given to Atty (On Hold 04-25)
04-25-23	211 Thames	Boat & trailer in view of the road. This issue has remained since 2021. The Board decided to pursue compliance with our Attorney.	ARC Ltr sent 10-21-22. Given to Atty (On Hold 04-25)
04-25-23	81 King Charles	Boat parked in view of the street. The Board decided to pursue compliance with our Attorney.	ARC Ltr sent 4-1-23. Given to Atty (On Hold 04-25)
03-09-23	208 Downing	Boat / vehicles with no tags. The issue has existed for over a year. The Board decided to pursue compliance with our Attorney.	ARC Ltr sent 3-9-23. Given to Atty (On Hold 04-25)
05-02-23	400 King Charles	Car in driveway, on blocks, appears to be undergoing repairs. Resident says: no major repairs being made & the car is on the side not in the front. Car was off blocks as of 6-14-23.	Randy sent an email on 5-2-2023. (Issue Resolved)

V. OLD BUSINESS:

(1) Board actions conducted by email since the 3-6-2023 Board Meeting:

3-14-2023	Ben Hough proposed a by-law change to replace the past president's designated board spot with an elected member-at-large position.	Opposed by email 7-0
03-17-2023	3-6-2023 Board Meeting minutes	Approved by Email 6-0
04-26-2023	Plan - Fence for 101 Plantation Drive (Cameron Ferguson)	Approved by Email 7-0
04-28-2023	Plan - Fence for 105 Smythe Drive (Patricia Brown)	Approved by Email 7-0
05-11-2023	Plan - Screen-to-Glass Patio Conversion for 106 Cromwell Ct (Stan & Gloria Smith)	Approved by Email 7-0
05-27-2023	5-15-2023 NPEA Meeting minutes	Approved by Email 7-0
06-02-2023	Plan - Vinyl Sunroom Conversion for 178 Thames Ave. (Ben and Sharon Hough)	Approved by Email 7-0
06-16-2023	Plan - Fence for 103 Smythe Drive (Don and Stephanie Hensley)	Approved by Email 4-2

(2) Parking Lot. Members have authorized the Board to spend “up to \$5,000” to make improvements in the unpaved NPEA pool parking area. The members wanted to spread a load of gravel and possibly get a new bike rack. Action has been deferred pending a decision on the proposed community building project. STILL OPEN.

(3) Lee Street Entrance. The Board has authorized up to \$1,000 to troubleshoot and fix the water service at the Lee Street entrance. The sprinkler system is operating, but the controller clock display is not readable. David Peterson is working on a fix for this. STILL OPEN.

VI. NEW BUSINESS:

(1) Pool Facility Improvement Project. Randy and Gene Brislin presented preliminary ideas to improve our pool facility at the Spring HOA Meeting (see attached, page 7). Ed Kirsch and Mark LaVigne are also current members of the planning group, and Victoria Merritt is joining the group. Following the HOA meeting, Jane Hough provided additional ideas for the group to consider (see her attached rough sketch, page 8). The group is looking forward to collecting more ideas and developing more details with some preliminary funding estimates.

(2) NPEA Letter was provided to the Town of Summerville on 6-5-23. (See attached, page 5). Responses from Russ Cornette, the Town Engineer, are shown in italics:

a. Three-way Stop at Smythe (upper side) and KCC. Has NPEA’s request for a three stop at this dangerous intersection been forwarded to SCDOT? *ANSWER: Yes, waiting on results of the SCDOT warrant study.*

b. Speed Humps. Has a speed study been scheduled on the two long straight aways: 313-411 King Charles Circle and 449-523 King Charles Circle? *ANSWER: Yes, for the 313-411 section, the results of the traffic study do not show a problem that needs solving (Traffic Analysis Report attached, page 9). We are waiting on results for the other section.*

c. Speed Limit Signs. Do you see a need for some additional speed limit signs in the neighborhood? *ANSWER: Based on results of our study, No.*

d. Traffic at Newington & Flowertown Schools. Does the Town believe school zone signage and flashing lights are needed before entering the school zone at Newington &/Flowertown? *ANSWER: Since the posted speed limit is 25 mph, and school zone speed limit is also 25 mph, I don’t see a need for additional signs and flashing lights, especially with the presence of SROs during high traffic periods. This was requested of SCDOT years ago and was denied based on same reasoning.*

e. Drainage Ditch next to Newington Pool. It is no longer functioning well. Does the Town plan to address this problem? *ANSWER: I asked our Stormwater Dept about this, and they said the ditch by the pool was recently cleaned. Is there water backing up into the pool/parking lot? I will follow up with Stormwater. After follow-up, the Stormwater Dept admitted that they missed cleaning this ditch, and it would be scheduled for cleanup.*

f. Lee Street Sidewalk. Can NPEA get an update on the plan for the Lee Street sidewalk? *ANSWER: Town Council allocated funding for new sidewalks in the upcoming 2023-2024 budget. I’ve been told this was for the Lee St sidewalk. Staff will soon begin developing bid documents for construction. Hopefully construction will begin late 2023 or early 2024.*

g. Playgrounds. This is an additional question given to the Town Engineer that has recently been raised by homeowners. DD2 has decided to lock their fences and they will no longer allow children to use the playground equipment when Newington and Flowertown schools are closed. Nothing has been added to the Newington Plantation Park since the park was constructed in 2011. Is there any possibility of adding additional play equipment to the NP Park? *ANSWER: I will pass this request on to Amy Evans, Director of Parks & Recreation. ANSWER from Amy Evans: Relative to many of the other Town playgrounds, Newington’s equipment is fairly new. We are making progress updating some of the older playgrounds throughout Town. Huger is scheduled for later this year, and Saul Alexander was completed the year prior. I don’t have any funds available to add equipment to this park currently.*

(3) Locks at the Elementary Schools. Several neighbors are concerned about the local school facilities being locked and blocked off from usage. According to DD2, the school district views this as a liability issue and a safety issue. During the summer, the schools do not supervise the playgrounds and they do not check the equipment.

(4) Newington Newsletter. Newsletter articles will be needed for the Fall newsletter (including, at minimum, we will need an election article, and recaps on the 2023 pool season & the Newington Tiger Shark season). Newsletter articles should go to Emily Vick at emvick@hotmail.com.

(5) Newington Facebook Page. A homeowner wants to see more posts from the HOA on the Newington Facebook Page, especially to remind neighbors of bulk pickup, trash holiday delay dates, semiannual meetings, the rules of living in Newington, and other things that homeowners should know. Randy's answer: Most Board members only occasionally make comments because Facebook has been a poor venue for reasoned discussion. The Association's primary means of information is through our newsletters, our reader board, our meetings, and our website (which includes event notifications and detailed meeting minutes). The pool committee has a rather large email group that they often use, and we are working on ideas to make the website a better vehicle for information. Nevertheless, NPEA can still try to put out more Facebook notifications of events.

(6) Fall HOA Meeting. A Board election will be held in the Fall. Randy and Mark are not planning to run again, and they have agreed to be designated as POCs to present a slate of candidates. Homeowners will be urged to contact any board member if they would like to run for a board position.

(7) Pool Umbrellas. Randy made a motion to spend up to \$500.00 on the purchase of new pool umbrellas. Jennifer seconded the motion, and the motion passed 4-0. Thom did not vote because had to depart the meeting early.

(8) NPEA Meeting Signs. Kelly made a motion to purchase three HOA meeting signs for up to \$300.00 Mark seconded the motion, and the motion passed 4-0. Thom did not vote because had to depart the meeting early.

VII. MEETING ADJOURNED:

Mark moved to adjourn the meeting, and Jennifer seconded the motion. Meeting was adjourned at 9:18 by President Sadler.

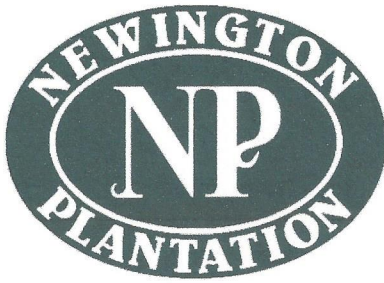
Minutes Written by: Kelly Roberts on 6-26-2023.

Minutes Approved by: NPEA BOARD on 7-6-2023.

SIGNED



RANDY SADLER
NPEA President



**Newington Plantation
Estates Association
P.O. Box 654
Summerville, SC 29484**

June 5, 2023

Russ Cornette
Town Engineer, Director of Public Works
200 S. Main St, Summerville, SC 29483
RCornette@SummervilleSC.gov

RE: Newington Plantation Issues

Dear Russ:

On behalf of the families in the 546 households in the Newington Plantation subdivision, I would like to solicit your help in solving several important problems impacting our neighborhood. These issues were all brought up and discussed at our recent homeowner's association meeting (held at the Newington Elementary School on May 15, 2023).

(1) Three-way Stop at Smythe and KCC. This 3-way intersection is located a few blocks away from Lee Street, which is the main entrance into our neighborhood. Pedestrians and drivers have trouble looking up the hill and seeing traffic coming around a curve at this intersection. Because of the hill, the turn, and the speed of cars here, this is one of the most dangerous intersections in Newington. For the safety of drivers and pedestrians, this T-intersection needs to be configured with stops signs as an "all-way stop." In 2011, NPEA's request for three stop signs at this intersection was turned down by SCDOT. Homeowners at our HOA meeting unanimously supported a motion to seek the Town's help in obtaining a three-way stop at King Charles and Smythe.

(2) Speed Humps. NPEA understands that Summerville's process for installing speed humps requires:

- (a) Meeting the criteria (volume of 500 vehicles a day and a 85th percentile speed of over 25 mph); and,
- (b) Completing a petition where a majority of residents in the area concur with the installation; and,
- (c) Receiving the approval of the Town Council.

(d) If these three steps are met, NPEA would be responsible for funding the speed humps. We suspect multiple speed humps would likely be necessary to be effective. We understand the last time the Town Engineering Dept. collected speed data on King Charles Circle, the result did not support the speed hump criteria. NPEA would like the Town to do another speed study concentrating on the two long straight aways: 313-411 King Charles Circle and 449-523 King Charles Circle. If these roadways meet speed hump criteria, then the Board is prepared to circulate a petition and pursue speed humps.

(e) The Association is also very receptive to any other possible traffic calming methods that the Town could recommend for the neighborhood.

(3) Speed Limit Signs. Newington resident Kevin Carroll has observed that four speed limit signs have apparently disappeared from the neighborhood. The missing four signs are:

1. Entering Newington from Lee, the outbound one is still there.
2. Axtell just after you cross King Charles Circle.
- 3 and 4. At the bottom of Smythe almost across from each other.

The Association would like to have these signs reinstalled. Also, at a minimum, we want to ensure we have 25 mph speed limit signs at each of the three entrances to our neighborhood (e.g., the Luden, Lee, and Axtell entrances).

(4) Heavy Traffic at Newington & Flowertown Schools. Homeowners have been complaining about very congested traffic at Newington & Flowertown Schools during the start and end of each school day. The Town and DD2 need to reexamine the flow plan to and from the schools. Also, an additional crossing guard could be beneficial. School zone signage and flashing lights before entering the school zone are apparently missing and should be installed.

(5) Drainage Ditch next to the Newington Pool. The large drainage ditch next to our pool is no longer functioning. This has created water issues that affect our pool deck. The NPEA is asking the Town to restore the ditch, so it fulfills its purpose.

(6) Lee Street Sidewalk. It appears that funds are now available to pursue this proposed sidewalk project. The NPEA is interested in receiving another update on the plan for the Lee Street sidewalk.

As always, Newington homeowners appreciate the work that the Town puts forth on our behalf, and we look forward to the Town's help in addressing these neighborhood concerns.

Sincerely,



Randy Sadler
President, NPEA Board of Directors
Newington Plantation Estates Association
14 Plantation Cir, Summerville, SC 29485
Cell Phone: 843-697-1792
Email: rsadler17@gmail.com

CC: Kima Garten-Schmidt, Town Council District 5
Russ Touchberry, Town Council District 3

NEWINGTON POOL RENOVATION

PRELIMINARY

MAY 15 2023

MAIN
POOL

KID DIE
POOL

STORAGE
and
LIFEGUARDS

12 x 15

COVERED
SPACE
NEW
CEMENT

NEW
FENCE

STORAGE
12 x 15

DOOR

DOOR

PROPERTY LINE

10'

36'0"

NEW
SNACK
BAR

24 x 36 ≈ 864 sq. ft.
(current)

32 x 51 ≈ 1632 sq. ft.
(after renovation)

DOOR

51'0"

BATHROOM
12 x 10'4"

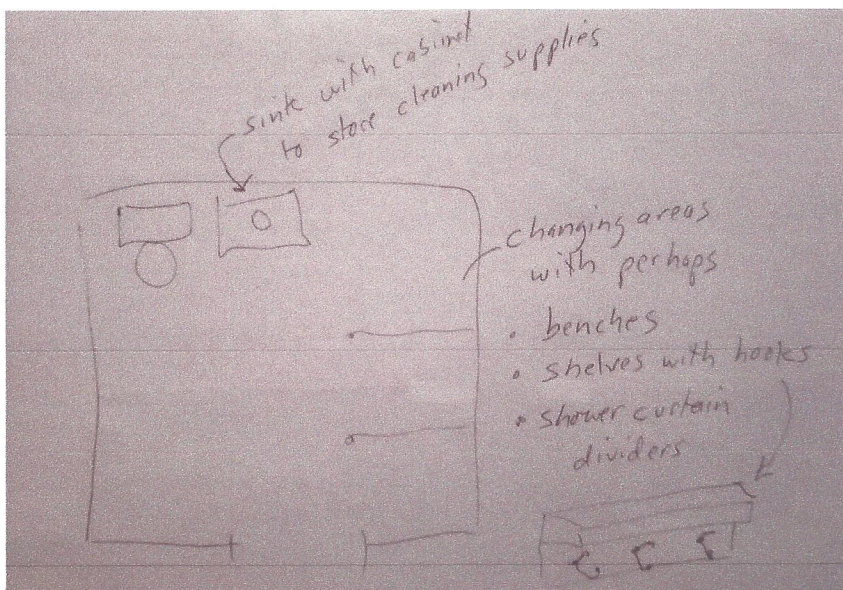
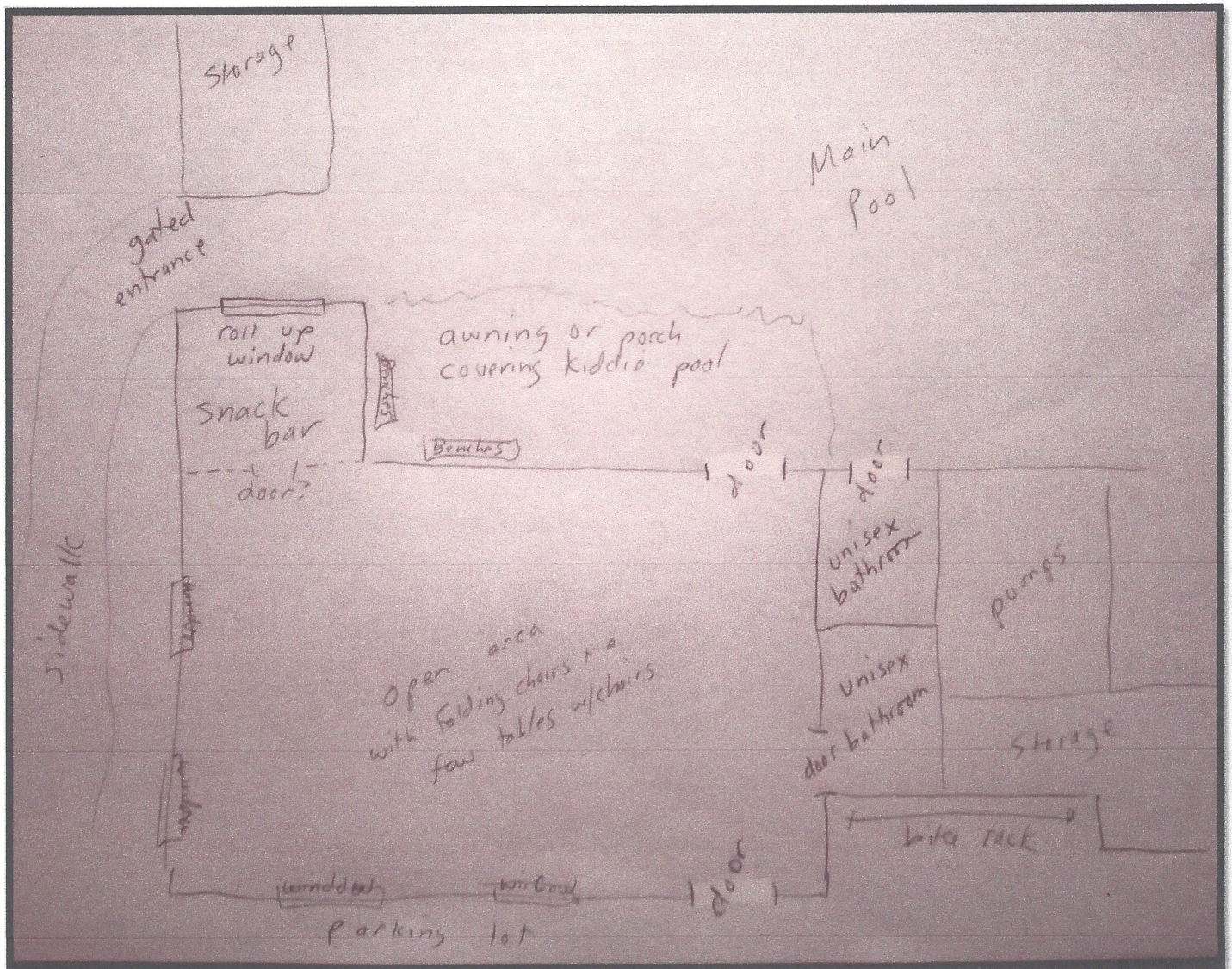
BATHROOM
12 x 10'4"

PUMPS
16 x 11

STORAGE
8 x 11

STORAGE
12 x 12

DOOR



Traffic Analysis Report

Result Description		
File:	00300092.csv	
Study Title:	316 King Charles Circle June 2023	
Study Run Dates:	2023/06/12 11:26:37 to 2023/06/21 07:20:00	
Total Study Time:	8 Days 19 Hours 53 Minutes	
Study Download Time:	2023/06/22 13:51:54	
Study Location:	316 King Charles Circle	
Study GPS Location:	Unknown	
Study Timing Interval:	5 minute blocks	
Study Total # of Vehicles:	531	
Study Posted Speed Limit:	25 mph	
Study Total # of Speeders:	3	
Approaching Traffic	# of Vehicles:	188
	# of Speeders:	0
	Maximum Speed:	24 mph
	Average Speed:	12 mph
	Median Speed:	12 mph
	85th Pcentile Speed:	12 mph
	10 MPH Pace:	6 to 15 mph
Receding Traffic	# of Vehicles:	343
	# of Speeders:	3
	Maximum Speed:	27 mph
	Average Speed:	14 mph
	Median Speed:	14 mph
	85th Pcentile Speed:	15 mph
	10 MPH Pace:	11 to 20 mph

NEWINGTON PLANTATION ESTATES ASSOCIATION
FINANCIAL STATEMENT
MAY 31, 2023

<u>INCOME</u>	<u>MAY</u>	<u>YTD 2023</u>
Hoa Dues	2,729.54	31,360.91
<u>Advertising</u>		
<u>Interest</u>		
Other	0	145.80
Pool Membership	13,195.00	21,715.00
<u>Lessons</u>		
<u>Rental</u>		
<u>Concessions</u>		
TOTAL INCOME	15,924.54	53,221.71

<u>EXPENSES</u>	<u>MAY</u>	<u>YTD 2023</u>
Concessions	877.98	877.98
Donations	375.00	375.00
Electric	639.35	3,804.21
Insurance	0	6,764.00
Landscaping	1,300.00	3,525.00
Legal/Accounting	0	340.00
License	0	225.00
Management	495.00	2,475.00
Miscellaneous	0	1,118.98
News & Postage	100.29	763.01
Phone	155.38	155.38
Pool Service	2,250.00	5,999.32
Repair/Maintenance	1,972.49	15,232.31
Social Committee	0	385.11
Supplies	183.68	1,861.31
Water	136.21	558.17
Trash	0	215.75
Payroll	0	0
TOTAL EXPENSES	8,485.38	44,675.53

<u>OVER/SHORT</u>	<u>7,439.16</u>	<u>8,546.18</u>
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BANK BALANCES

CHECKING	\$22,133.43
SAVINGS	\$72,734.19
CD'S	\$48,000.00
TOTAL	\$142,867.62