

NPEA GENERAL MEETING **AGENDA**

October 23, 2023

I. CALL TO ORDER: The Fall Newington Plantation Estates Association (NPEA) homeowners meeting was held at the Newington School Cafeteria on October 23, 2023. It was called to order at _____ by President Sadler. All Board members were in attendance except for _____. Mike Gobin, Newington’s financial manager, was unable to attend the meeting.

List of Board 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) ymee@aol.com
 At-Large: Larry Collett (843-323-2935) larry@collettfoundation.org
 Past Pres: Thom Nolan (843-693-7604) npeanolan@aol.com



II. MINUTES: The 5-15-2023 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.

(1) Report. The most current NPEA financial report was provided (see attached).

(2) Financial review. The CPA review of our books was delayed because the Newington Financial Manager was late getting the information to the CPA. The results of the CPA review will be posted on the website when it is completed.

IV. VOTING FOR BOARD OFFICES.

(1) As of 10-19-23, the following slate of candidates have asked to run for a Board position at the NPEA election. The final slate will be presented at the meeting.

President	Larry Collett, Gene Brislin
Vice-President	Emily Vick, Meghann Chapman
Secretary	Kelly Roberts, Troy Waldrop
Treasurer	Jennifer Lea Roberts
Members-At-Large (Select Two)	John DuBose, Carolyn Gardner

(2) Any other nominations from the floor?

(3) Before we vote, each candidate will be allowed a minute to introduce themselves.

(4) Including the people in attendance, and the proxy votes collected from people who could not attend, a large voter is expected. It may take time to get it done properly. Enter the name of your preferred candidate in the box beside each office. Enter two names for Members-At-Large. When you are done, there should be **one name written in each box**. All proxy vote ballots will be distributed to persons assigned as proxies (these proxy voters will have additional ballots to complete). We plan to have three members tally the votes. The meeting can continue, and the results will be announced when available.

V. REPORT OF THE BOARD.

(1) Pool Facility Improvement Project. Randy, Gene Brislin, Ed Kirsch, Mark LaVigne, and Victoria Merritt are current members of the planning group. No meetings have been held since the last meeting.

(2) Request for a Three-way Stop at Smythe (upper side) and KCC. Unfortunately, the intersection at KCC & Smythe (upper) is maintained and governed by SCDOT. It is not under the Town's authority. In July, SCDOT turned down our request for a 3-way stop. They did not conduct another study at the intersection. They looked at the one they conducted in 2017 and the one they did in 2012. There had not been any development in the area since then, so they felt the results would not be different from the previous studies. This is the third time in eleven years that NPEA has requested a 3-way stop at this dangerous intersection, only to be turned down by SCDOT. NPEA feels the study does adequately address the blind curve coming down the hill. Kima Garten-Schmidt, NP Homeowner and the Town Council Rep. for District 5 fully supports our concern. She is looking into it to see if we have any other options.

(3) Speeding in Newington. Town speed studies requested by NPEA were completed on two very long straight aways (313-411 King Charles Circle and 449-523 King Charles Circle). The results of the traffic study did not show that the speeding problem meets the criteria for speed humps. We are looking into other solutions such as additional stop signs. Kima suggested another set of stop signs at the intersection of Bird Cage Walk and King Charles Circle.

(4) Police Patrols. Randy contacted Chief Doug Wright, the head of the Summerville Police Department, to express Newington's concerns about drivers exceeding the speed limit and ignoring stop signs in the neighborhood. Randy added that we had incidents of late-night trespassing at our neighborhood pool, and there were two reports of attempts to kick in front doors at night. Homeowners have also been seeing people oddly wandering through their yards or checking for open car doors on security cameras. Chief Wright said he would step up his department's traffic enforcement efforts in our neighborhood and will address our concerns. Randy told him that any increase in patrols within the neighborhood would be appreciated by Newington residents. The late-night door-kicking incidents apparently resulted from a challenge on Tik-Tok (and it occurred for one night all over town).

(5) Lee Street Sidewalk Update. Kima has confirmed that the Town Council has allocated funding for new sidewalks in the upcoming budget. This includes the Lee Street sidewalk. Town staff will soon begin developing bid documents for construction. Hopefully construction will begin late 2023 or at least by the summer of 2024.

(6) Playgrounds. Randy has asked Kima if the Town could add additional play pieces to the NP Park. The tire swing set and the twisted climber play features are rarely used. Kima will provide an update on this.

(7) Parkway. Gene Brislin will provide a presentation on what Luden Street is expected to look like after the BGM Parkway is complete.

VI. COMMITTEE REPORTS:

(1) POOL COMMITTEE. Kelly Roberts (Chairperson) 843-532-5159 klaroberts1960@gmail.com. Committee members: Victoria Merritt, Jena Ferguson, Rob Gross, Sarah Gibson, Rick Leinster, and Nancy Bacher. Mark LaVigne serves as the Board's liaison with repairs/pool company.

a. Pool Season Update. Kelly's report. A successful pool season with over 160 families joining. We had a great staff and received many positive comments from members.

b. Pool Security Cameras. Five Arlo cameras were installed at the pool at the end of June. In early July, the cameras detected late-night trespasses by two different groups of teenagers. The groups were chased off by the police, and neither group returned. In mid-July, a trio of boys were observed after hours at the pool, and they were chased by a security siren. One boy was identified, and his parents were notified by a personal visit to the home by Randy and Kelly. The trio of trespassers did not return. On 8-17-23, an unidentified individual attempted to break into the snack bar. He failed and departed. A floodlight was subsequently installed to better illuminate the snack bar after hours.

(2) SOCIAL COMMITTEE. Jessica Toolin had to step down as chair due to work responsibilities. The Association urgently needs a volunteer to step up and take over as chairperson so future social events can occur. Anyone interested in joining the Social Committee or becoming the chairperson is urged to contact anyone on the board.

(3) YARD OF THE MONTH. Kelly Roberts (Chairperson). Recent winners: 502 KCC, 316 KCC, 627 KCC, 110 Whitehall, 429 KCC. YOM nominations should be sent to Veronica Graham at Grahambria@bellsouth.net.

(4) COVENANTS COMMITTEE. The Board has assumed all responsibilities of the ARC. Boat and camper parking violations continue to be a problem. The Association may need to improve our covenant enforcement options to get better compliance. This is a topic the new Board will have to address. If anyone is interested in participating in a new ARC, as the chairman or as a member, they should contact the new Board president.

(5) NEWSLETTER. Emily Vick and Randy Sadler. If you have any articles that you wish to submit for the next newsletter, you can contact Emily Vick at emvick@hotmail.com.

VII. OLD BUSINESS:

(1) 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.

(2) 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. STILL OPEN.

(3) NPEA Meeting Signs. On 6-26, the Board approved the purchase of three HOA meeting signs for up to \$300.00. STILL OPEN.

VIII. NEW BUSINESS:

(1) Next HOA Members Meeting. The Spring NPEA Meeting is scheduled for April 2024, at the Newington school cafeteria. The exact date will be provided in the Spring 2024 newsletter.

(2) Any other new business?

IX. MEETING ADJOURNED: (Goal by 8:30 – We must be out by 9:00 pm)

Moved to adjourn the meeting by _____, and _____ seconded the motion. Meeting was adjourned at _____ by President Sadler.

Minutes Written by: Kelly Roberts on _____.

Minutes Approved by: NPEA BOARD on _____.

SIGNED

RANDY SADLER
NPEA President

NEWINGTON PLANTATION ESTATES ASSOCIATION
FINANCIAL STATEMENT
AUGUST 31, 2023

<u>INCOME</u>	<u>AUGUST</u>	<u>YTD 2023</u>
Hoa Dues	0	33,327.27
<u>Advertising</u>		
<u>Interest</u>		
Other	0	145.80
Pool Membership	235.00	44,507.00
Lessons	201.00	201.00
Guests	16.00	16.00
Rental	75.00	4,745.00
Concessions	1,582.11	4,457.11
TOTAL INCOME	2,109.11	87,399.18

<u>EXPENSES</u>	<u>AUGUST</u>	<u>YTD 2023</u>
Bank Chgs	33.46	33.46
Concessions	458.25	3,677.03
Donations	0	375.00
Electric	1,049.30	6,721.75
Insurance	0	6,764.00
Landscaping	755.00	6,400.00
Legal/Accounting	0	1,100.00
License	0	225.00
Management	495.00	3,960.00
Miscellaneous	0	1,118.98
News & Postage	0	1,389.46
Phone	155.41	631.92
Pool Service	1,125.00	9,479.32
Repair/Maintenance	32.70	15,705.65
Social Committee	0	385.11
Supplies	0	3,027.38
Water	406.41	1,349.72
Trash	260.40	649.75
Payroll	11,002.85	28,700.70
Payroll Taxes	2,524.30	6,144.33
Payroll Service	148.30	841.80

	AUGUST	2023 YTD
TOTAL EXPENSES	18,446.38	98,680.36
OVER/SHORT	-16,337.27	-11,281.18

BANK BALANCES

CHECKING	\$3,306.07
SAVINGS	\$72,758.89
CD'S	\$48,000.00
TOTAL	\$124,064.96

COMMENTS: (Food for thought)

Financial as of August 31, 2023 compared to last year 2022 (same time period)

Pool Membership	2022 was	\$48,328	
Pool Membership	2023	\$44,507	Loss of \$3,821
Concession Income	2022	\$4,935	
Concession Income	2023	\$4,457	Loss of \$478
Concession Expense	2023	\$3,677	
Concession Expense	2022	2,726	Increase expense \$951
<ul style="list-style-type: none"> We brought more in last year with less costs, Net effect \$1,429 loss Compared to totals last year. We cleared \$2,209 last year, but only \$780 this year. 			
Pool payroll	2023	\$28,701	
Pool Payroll	2022	\$22,535	Increase expense \$6,166
Pool Clean Service	2023	\$9,479	
Pool Clean Service	2022	\$7,640	Increase expense \$1,839
Landscaping	2023	\$6,400	
Landscaping	2022	\$4,795	Increase expense \$1,605