NEWPORT PLACE CONDOMINIUMS ASSOCIATION 2021 ANNUAL MEETING MINUTES: OCT. 21, 2021

BOARD MEMBERS PRESENT: Katherine Mills, Sheryl McCallum,

Jennifer Hathaway

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Sign-in available at management company office

CPMG: Association Manager Lynda Reifman

Assistant Tasia Wells

Minutes taken and written by Lynda Reifman

Meeting called to order at 6:00 p.m. by Jennifer Hathaway.

Quorum of homeowners established through in-person attendance and proxies.

2020 Annual Meeting Minutes:

A motion was made bwas y Jennifer Hathaway, seconded by Katherine Mills, and passed unanimously, to approve the 2020 Annual Meeting minutes as written.

State of the Association Report: Board of Directors *The Declaration amendment to remove the inoperable pool and related equipment was approved by homeowners. The amendment was mailed to homeowners with the Annual Meeting notice. The removal has been completed by WDR. A discussion with homeowners present at this Annual Meeting provided the Board with ideas for the use of this space.

Homeowners in attendance offered several ideas including using part of the area for games/sports and part of the area to install a picnic table, grill and a bench. Low maintenance plant material was also considered for the space. Association Manager Lynda Reifman will obtain proposals and budgetary costs for several options. The Board will review the options and schedule a meeting in the Spring to present the information for homeowner input.

*Due to ageing infrastructure, minor and major repairs are being made to decks and stairs on a unit-by-unit basis. The deck and stairs at #213 were recently replaced to correct safety issues.

*Wayne Walton of WDR will be surveying decks and stairs to provide the Board a comprehensive report prioritizing these areas by safety issues. Upon receipt of the report, the Board will establish a timeline based on safety and budget considerations. Major repairs/replacement will be paid from the Association's reserve account.

2022 Budget Presentation:

The 2022 budget was mailed to homeowners on Oct. 5, 2021, in accordance with the Association's Governing Documents and presented for comments at this Annual Meeting. The budget is a balanced budget to retain FHA re-certification. The budget is based on five percent in Association assessments and an allocated utilities increase.

Board Member Election:

Sheryl McCallum's term concludes at this Annual Meeting and she declared that she would seek re-election.

No other nominations were forthcoming from homeowners. A motion was made by Jennifer Hathaway, seconded by Katherine Mills, and passed unanimously, to re-elect Sheryl McCallum by acclamation.

Board Member terms: Sheryl McCallum, 2023 Katherine Mills, 2023 Jennifer Hathaway, 2022

Homeowner Topics:

*Laundry room safety was discussed and the Board directed Lynda Reifman to obtain costs to replace the key lock with a coded key pad.

Adjournment: 7:18 p.m.