

NEWPORT ISLES PROPERTY OWNER'S ASSOCIATION,
INC.

Meeting of the Board of Directors

Date: 4/18/2024

Time: 7:00 PM

Place: Newport Isles Clubhouse
1856 SW Newport Isles Blvd
Port St Lucie, FL 34953

Agenda

- 1) Call to order.
- 2) Roll Call
- 3) Pledge Allegiance
- 4) Approval of the minutes.
- 5) Treasurer's report
 - a) Banking update
- 6) Manager's report
- 7) **Old Business**

Vinesha Clark

- a) Pickleball/shuffleboard update
- b) Security Company contract brief review.
- c) Mailbox project, damaged locks, keys. Who to contact and costs.

Gerald Mirabile

- d) Guardhouse permit update.
- e) Clubhouse permit update.
- f) Electrical upgrade update.

- i) Cabana pool update.
- ii) Kiddy pool update.
- iii) Meter pedestal upgrade at townhouse entrance.

Alex Peralta

- g) Zoom update, active for May BOD meeting.
 - h) Website updates.
 - i) Enumerate updates and activity.
- 8) Levy Fines for Violations
- 9) Ratify
- a) Seek approval of electrical quote for kiddy pool.
 - b) Seek approval of electrical quote for cabana pool.
 - c) Seek approval of electrical quote for Meter pedestal upgrade at townhouse entrance.
 - d) Make motion to change fees for Townhouse park pavilion.
 - e) Make motion to change fees for Clubhouse.

10) New Business

- a) Report on PSLPD patrolling neighborhood.
- b) Hurricane cuts to Palm trees to begin on April 22nd, 2024
- c) Update on wine/beer at Pavillion/Clubhouse.
- d) Discuss security issues that have come to light.
 - i) Night patrolling update.
 - ii) Overnight parking at clubhouse.
 - iii) Parking on grass.
 - iv) Parking hours on road.
 - v) Commercial vehicles.
 - vi) Ladders left on trucks overnight

- e) Seeking bids to update clubhouse landscaping.
- f) Committees, volunteers
 - i) Financial- Committee to review large projects above \$10,000
 - ii) Social- Committee to plan all parties, social gatherings and control budgets.
 - iii) Grounds- Committee to suggest upkeep to common areas including pool and sports areas.
 - iv) Townhouse 1- Committee to identify issues throughout the townhouses, lakes, landscaping, buildings, concerns.
 - v) Townhouse 2- Temp committee to help drive the TH Roof Project. Help with RFP- Completion of the project.
- 11) Townhouse update
- 12) Open discussion/Questions
- 13) Adjournment

Notes: This Agenda has been prepared and is correct at the time of posting the meeting. Updates and changes could be necessary as the week progresses. Any additional updates will be made 48 hours in advance, April 16th, 2024, and posted at the clubhouse and the NPI website.

Notes: Discussion will be open for each subject to the residents.