



Property Owners' Association, Inc.

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Board of Directors Meeting February 23, 2022

Minutes

- I. **Call to Order:** The meeting was called to order by Michele Lee Longerbeam at 7:02pm.

- II. **Roll Call:** Directors present in person: Michele Lee Longerbeam: *President*, Michael Joie: *Vice-President*, Michael Rivera: *Secretary*, Joe Clark: *Treasurer*. Director **not present** was Stefan Obel: *Director*. A quorum was confirmed. Advantage Property Management was represented by John Kiechle. 23 residents in attendance.

Michele Lee Longerbeam explained Stefan Obel could not be present due to a family matter.

- III. **Approval of Minutes:** The Board reviewed the minutes from the December 27, 2021, Board of Directors' Meeting. Michael Joie made a motion, 2nd by Joe Clark to approve the minutes for December 27, 2021, as presented. All in favor. The motion carried.

- IV. **Treasurer's Report:** Joe Clark presented the Financial Statement as of December 31st, 2021. Joe Clark made a motion 2nd by Michael Joie to approve the December 2021 Financial Statement. All in favor. The motion carried.

- V. **Manager's Report:** John Kiechle read the Manager's Report. Michele Lee Longerbeam made a motion, 2nd by Joe Clark to approve the manager's report. All in favor. The motion carried.

New Business:

- I. **Levy Fines for Violations:** Joe Clark made motion 2nd by Michael Rivera to levy fines for property, garbage, parking, and speeding violations as presented to the board per occurrence. All in favor. The motion carried. Fines are as follows:

PROPERTY VIOLATIONS

Address	Violation	Max Fine Amount	Fine Amount
1770 Newport Isles	Bare spots in lawn	\$700.00	\$233.33
1779 Newport Isles	House numbers missing	\$700.00	\$233.33
1938 Newport Isles	Weeds in plant beds	\$825.00	\$275.00
1963 Newport Isles	Dirty roof	\$825.00	\$412.50 (2 nd)
1963 Newport Isles	Trim palm trees	\$300.00	\$300.00 (3 rd)
2007 Newport Isles	Outdoor storage (ladder)	\$725.00	\$241.66
2043 Newport Isles	Dirty roof	\$400.00	\$133.33
2043 Newport Isles	House requires pressure washing	\$400.00	\$133.33
2072 Newport Isles	House requires pressure washing	\$400.00	\$133.33
2075 Newport Isles	Dirty roof	\$400.00	\$133.33
2103 Newport Isles	House requires pressure washing	\$400.00	\$133.33
2197 Newport Isles	Trash cans visible from street (in front of house)	\$25.00	\$25.00
2280 Newport Isles	Weeds in plant beds	\$300.00	\$100.00
2010 Jamesport Dr	Trim Palm Trees	\$100.00	\$25.00
2080 Marblehead Way	Weeds in plant beds	\$825.00	\$275.00
2080 Marblehead Way	Weeds in driveway	\$825.00	\$275.00
1907 Exeter Court	Rust stains on exterior of home	\$700.00	\$233.33
2218 Portsmouth Ln	Pressure clean driveway & walkway	\$1000.00	\$333.33

2582 Marshfield Ct	Pressure clean driveway & walkway	\$775.00	\$225.00
2913 Cedar Dunes Dr	Pressure clean driveway & walkway	\$775.00	\$225.00
2137 Cape Cod Dr	Pressure clean driveway & walkway	\$775.00	\$225.00

PARKING VIOLATIONS

Property address	Violation	Fine
2905 Cape Breton	Parked on street overnight	\$50
2886 Cedar Dunes	Parked on street overnight	\$50
2938 Cedar Dunes	Commercial Vehicle	\$50
2938 Cedar Dunes	Commercial Vehicle	\$100
2937 Chatham	Parked on street overnight	\$50
1719 Jamesport	Parked on street overnight	\$50
1732 Jamesport	Blocking sidewalk	\$50
1743 Jamesport	Parked on grass	\$50
1824 Jamesport	Parked on street overnight	\$50
1907 Jamesport	Blocking sidewalk	\$50
1928 Jamesport	Parked on street overnight	\$50
1931 Jamesport	Blocking sidewalk	\$50
1948 Jamesport	Blocking sidewalk	\$50
1956 Jamesport	Parked on street overnight	\$50
1970 Jamesport	Parked on grass	\$50
1971 Jamesport	Parked on street overnight	\$50
1971 Jamesport	Parked on street overnight	\$100
1971 Jamesport	Parked on street overnight	\$100
1974 Jamesport	Parked on street overnight	\$50

2010 Jamesport	Blocking sidewalk	\$50
2350 Marshfield	Parked in handicap w/o placard	\$50
1819 NPI	Blocking sidewalk	\$50
1967 NPI	Blocking sidewalk	\$50
2019 NPI	Blocking sidewalk	\$50
2060 NPI	Commercial Vehicle	\$50
2063 NPI	Parked on street overnight	\$50
2072 NPI	Parked on street overnight	\$50
2094 NPI	Parked on street overnight	\$50
2131 NPI	Parked on street overnight	\$50
2134 NPI	Blocking sidewalk	\$50
2166 NPI	Parked on street overnight	\$50
2238 NPI	Blocking sidewalk	\$50
2256 NPI	Parked on street overnight	\$50
2283 NPI	Blocking sidewalk	\$50
1972 Providence	Parked on street overnight	\$50
2001 Providence	Parked on street overnight	\$50
2057 Providence	U-Haul blocking sidewalk	\$50
2066 Providence	Car parked on front lawn	\$50
2066 Providence	Parked on street overnight	\$50
2230 Rockport	Parked on street overnight	\$50

TRAFFIC HAWK VIOLATIONS

Property Address	Violations	Fine
2882 Cape Breton	Speeding 32 in a 25 MPH	\$25
2919 Cape Breton	Speeding 33 in a 25 MPH	\$25
2124 Cape Cod	Speeding 28 in a 20 MPH	(G) Warning
2124 Cape Cod	Speeding 29 in a 20 MPH	(G) Warning
2125 Cape Cod	Speeding 28 in a 20 MPH	(G) Warning
2129 Cape Cod	Speeding 28 in a 20 MPH	\$25

2129 Cape Cod	Speeding 29 in a 20 MPH	\$50
2146 Cape Cod	Speeding 29 in a 20 MPH	(G) Warning
2150 Cape Cod	Speeding 27 in a 20 MPH	\$25
2149 Cape Cod	Speeding 31 in a 20 MPH	\$25
2154 Cape Cod	Speeding 33 in a 25 MPH	\$25
2161 Cape Cod	Speeding 27 in a 20 MPH	(G) Warning
2165 Cape Cod	Speeding 27 in a 20 MPH	\$25
2165 Cape Cod	Speeding 29 in a 20 MPH	\$50
2174 Cape Cod	Speeding 28 in a 20 MPH	(G) Warning
2198 Cape Cod	Speeding 27 in a 20 MPH	\$25
2198 Cape Cod	Speeding 27 in a 20 MPH	\$50
2198 Cape Cod	Speeding 27 in a 20 MPH	\$100
2198 Cape Cod	Speeding 28 in a 20 MPH	\$100
2882 Cedar Dune	Speeding 28 in a 20 MPH	\$25
2882 Cedar Dune	Speeding 29 in a 20 MPH	\$100
2922 Cedar Dune	Speeding 29 in a 20 MPH	\$25
2913 Cedar Dune	Speeding 27 in a 20 MPH	\$25
2938 Cedar Dune	Speeding 35 in a 20 MPH	\$25
2938 Cedar Dune	Speeding 28 in a 20 MPH	\$50
2938 Cedar Dune	Speeding 27 in a 20 MPH	\$100
2946 Cedar Dune	Speeding 27 in a 20 MPH	\$25
2946 Cedar Dune	Speeding 27 in a 20 MPH	\$50
2946 Cedar Dune	Speeding 28 in a 20 MPH	\$100
2949 Cedar Dune	Speeding 32 in a 20 MPH	\$25
1796 Jamesport	Speeding 29 in a 20 MPH	\$25
1796 Jamesport	Speeding 30 in a 20 MPH	\$50
1924 Jamesport	Speeding 32 in a 25 MPH	(G) Warning
1936 Jamesport	Speeding 35 in a 25 MPH	\$25
2006 Jamesport	Speeding 36 in a 25 MPH	(G) Warning
2006 Jamesport	Speeding 36 in a 25 MPH	(G) Warning
2582 Marshfield	Speeding 28 in a 20 MPH	\$25
2583 Marshfield	Speeding 26 in a 20 MPH	(G) Warning
2583 Marshfield	Speeding 30 in a 20 MPH	(G) Warning
2019 NPI	Speeding 34 in a 25 MPH	(G) Warning
2063 NPI	Speeding 28 in a 20 MPH	\$25
2153 NPI	Speeding 32 in a 20 MPH	\$25
2137 NPI	Speeding 36 in a 25 MPH	\$25
2314 NPI	Speeding 32 in a 25 MPH	(G) Warning
1941 Providence	Speeding 32 in a 25 MPH	(G) Warning
2049 Providence	Speeding 33 in a 25 MPH	\$25
2061 Providence	Speeding 32 in a 25 MPH	(G) Warning
2061 Providence	Speeding 32 in a 25 MPH	(G) Warning
2205 Rockport	Speeding 29 in a 20 MPH	\$25

II. **Security:** Michele Lee Longerbeam announced the end of the current contract with Victory Security. There were four proposals provided to the Board of Directors for security services:

- 1) **Victory Security**
- 2) **Ultimate Security & Investigations**
- 3) **PalAmerican Security**
- 4) **Allied Universal**

Discussion ensued between the Board of Directors and residents in attendance regarding the proposals. After review, Joseph Clark made a motion, 2nd by Michael Rivera to retain Victory Security for security services upon contract approval by the Association's attorney. All in favor. The motion carried.

III. **Renewal Contract:** Michele Lee Longerbeam notified the residents of revised contracts sent by Images of Green, Inc with increases in pricing for the Common Areas and townhomes. Michele Lee Longerbeam explained the owner of Images of Green, Inc. stated the increase in pricing was due to inflation and the increase of wages for quality workers. This caused them to use their own money to maintain Newport Isles in 2021. The Board of Directors discussed the increase in pricing and compared them to previous landscaping bids submitted in October of 2021. Joe Clark made a motion 2nd by Michael Rivera to accept the increases in the Images of Green Inc.'s contracts and have the Association's attorney review them. All in favor. The motion carried. Michele Lee Longerbeam asked management to start researching new quality landscaping companies for future proposals.

Old Business:

I. **Easter Egg Hunt:** Michele Lee Longerbeam announced the Easter Egg Hunt will take place on April 16th, 2022. There will be three egg hunts. The first is for children between the ages of 0-4 at 8:45AM, the second will be for children between the ages of 5-9 at 9:45AM, and the last one will be at 10:45AM for children 10 years of age and older. There will be an ice cream truck, DJ, photo booth, and several costume characters including the Easter Bunny present. Michele Lee Longerbeam asked for volunteers to stuff eggs.

Michele Lee Longerbeam explained the cancellation of the Valentine's Day party was due to one vendor having covid-19 and another vendor cancelling for a personal issue. She will look for another event for the adults to enjoy.

Michele Lee Longerbeam announced an upcoming community trash pickup inside Newport Isles at the end of March/beginning of April. She asked for volunteers to participate.

Michele Lee Longerbeam thanked Frank Austin for his service on the CDD Board of Directors. She also congratulated Gerald Mirabile & Frank Wilson for accepting a position on the CDD Board of Directors.

Owner's Forum:

Floor was opened to all homeowners:

Joanne Reese : Discussed a dead, leaning tree on Cedar Dunes.

Adjournment: With no further business to discuss Michele Lee Longerbeam made a motion, 2nd by Joe Clark to adjourn the meeting at 7:46pm. All in favor. The motion carried.

Minutes approved on 4/25/22