NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
August 4, 2025, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:07 pm.

BOARD MEMBERS PRESENT: President John Kylis, Secretary Camille DiFolco-Visbeck, Treasurer [Vacant], Director Daniel Bojanini, (Absent: Vice President Woods)

MANAGEMENT PRESENT: Amanda Chohamin (Cardinal Management Group)

OTHER ATTENDEES: 9 residents

PRESIDENT'S COMMENTS: N/A

COMMUNITY FORUM:
- A resident asked why the signs advertising tonight's meeting weren't put out

HEARINGS: None

APPROVAL OF MINUTES:
- June minutes approved by acclamation (See Motions)
- July minutes approved by acclamation (See Motions)
- Special pool meeting minutes approved by acclamation (See Motions)

OFFICER/COMMITTEE REPORTS:
Treasurer: N/A
Environmental: Upcoming fall clean up day to be discussed at next meeting
Maintenance: N/A
Planning & Development: N/A
Welcoming: N/A
Architectural Advisory: N/A
Neighborhood Watch: N/A
Recreation: N/A
Pool: N/A

GENERAL BUSINESS – MANAGEMENT REPORT:

Management will try to get rough budget for next year in time for annual meeting including YTD spending.

Votes Held Between Meetings
- Email vote regarding additional pool repair cost. See Motions.

Homeowner Communications
- Inquiries of how to sign up for Cinc

- Several tree issues this month that were taken care of or are being assessed by Dale tree
- Resident correspondence over assessment reimbursement
- Fairfax County request for towing reimbursement
- Resident inquiry over mailbox lock change. Management let resident know that the locks were not owned by the Association and they need to contact the local post office
- Resident reported illegal activity on Delong. Management asked them to report it to the local authorities
- Resident report of two mailboxes in front of a home, violation letter was sent
- Several reports of dumping on Eucalyptus, violation sent to offender and pick up requested

Other Management Actions
N/A

OLD BUSINESS

Pool Repair: detailed report of repairs forthcoming. Will be posted to website before Annual Meeting.

NEW BUSINESS

2025 Annual Meeting: Thursday August 14, 7pm @ Harvester Presbyterian Church on Rolling Rd. Door prize of $100. 2 Board of Director positions up for election, 1 position to be filled for remainder of term till 2027.

MOTIONS

- Motion to ratify email vote to accept not-to-exceed additional $30,000 needed for pool repair. Motion President Kylis, seconded Director Bojanini. 3 yes, 0 no, 1 absent (Vice President Woods).
- Motion to accept David Randall's resignation from Board of Directors. Motion President Kylis, seconded Secretary DiFolco-Visbeck. 3 yes, 0 no, 1 absent (Vice President Woods).
- Motion to decline towing reimbursement request for commercial vehicle towing during off-hours without notice. Motion President Kylis, seconded Secretary DiFolco-Visbeck. 3 yes, 0 no, 1 absent (Vice President Woods).
- Motion to accept recommendation from legal to counteroffer repayment plan for past due account 135001. Motion President Kylis, seconded Director Bojanini. 3 yes, 0 no, 1 absent (Vice President Woods).
- Motion to approve minutes from June, July, and Special Pool Meetings. Motion President Kylis, seconded Director Bojanini. 3 yes, 0 no, 1 absent (Vice President Woods).

The Board convened into Executive Session: 7:23pm
At 7:23pm the meeting will convene to Executive Session for the purpose of discussing outstanding legal matters.

Reconvened into Open Session: 7:35 pm

ADJOURNMENT: The Board adjourned at 7:40 pm

Minutes prepared by Secretary DiFolco-Visbeck