

NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, via Ring Central Teleconference  
April 6, 2026, 7:00 PM

**CALL TO ORDER:** Meeting was called to order at 7:02pm.

**BOARD MEMBERS PRESENT:** President John Kylis, Vice President Mike Smith, Treasurer [Vacant], and Director George Faulk, (Absent: Secretary Camille DiFolco-Visbeck and Director Daniel Bojanini)

**MANAGEMENT PRESENT:** Amanda Chohamin (Cardinal Management Group)

**OTHER ATTENDEES:** [Exact number not recorded] 5+ residents

**PRESIDENT'S COMMENTS:**

- Looking for a volunteer in the community to put out the signage for meetings.

**COMMUNITY FORUM:**

- A resident on Cushing stated that Patriot is leaving their trash bins in front of their mailboxes after emptying them. [Manager Chohamin will reach out to Patriot and have them correct this.]
- A resident asked whether the community will ever have yard sales again. [Manager Chohamin stated that Cardinal is happy to organize a yard sale if the Board is interested.]
- A resident asked if Cardinal can send someone to look at the tree roots raising the sidewalks on Brainerd. [Manager Chohamin confirmed that the curbs and sidewalks will be fixed when paving occurs].
- A resident mentioned that a retaining wall on their property needs to be repaired but it may impact a retaining wall on common ground. [Manager Chohamin suggested that the Board can discuss and get a contractor who can handle the work, and the resident will be charged for their portion of the project].
- A resident wanted to follow up on the status of a pending architectural request that was originally submitted in October. [President Kylis stated that the Board has 30 days to approve or deny, after which time the request is considered auto-approved].

**HEARINGS:** None

**APPROVAL OF MINUTES:**

December 2025, January 2026, February 2026 and March 2026 minutes approved by acclamation. (See **Motions**)

**OFFICER/COMMITTEE REPORTS:**

**Architectural Advisory:** Manager Chohamin stated there are a few pending architectural requests for the Board's review in the CINC portal.

**Environmental:** Community spring cleanup tentatively scheduled for April 25. The Board typically allocates a \$100 prize to be split among up to 5 youth volunteers. In addition, two complimentary guest pool passes per volunteer from any household (maximum of 5 passes).

**Maintenance:** N/A

**Pool:** If you signed up for pool passes last year, you don't need to do anything unless you are adding a family member or purchasing guest passes. Titan is getting the pool ready for the summer season.

**Planning & Development:** N/A

**Recreation:** N/A

Welcoming: N/A

## GENERAL BUSINESS – MANAGEMENT REPORT:

### Financials:

Total Cash & Investments: \$551,292

Total Reserves: \$468,529

Members' Equity: \$155,648

Delinquency is currently at 9%; Manager Chohain advises that the Board should focus on collecting overdue assessments.

### Administrative:

#### Votes Held Between Meetings

- None

#### Homeowner Communications

- Reported tree branch cleanup to Dale Tree Services
- Report of note left on car from another resident. Advised that the local authorities be contacted should the resident feel unsafe.
- Request to install a vending machine at the pool for the 2026–2027 season.
- Request to install EV Charger Outlet. Advised the resident to submit an AAC Application for review.
- Report of possible trees damaging property or falling. Dale Tree was out the next day and advised immediate removal. Management approved the removal to protect property.
- Report of pine behind home dropping branches. Resident asked that all trees be removed. Manager approved the removal of the broken/dead tree (broken at the base), and the trimming of branches away from the home, but not for the removal of other trees behind the property that were live, viable trees. Stump on dead pine was ground down instead of removed to protect roots of other live trees nearby.

## OLD BUSINESS

Paving/Sidewalk Repair on Moline: Quote from Fairfax Paving received and cost is fair; President Kylis mentioned we have worked with Fairfax Paving before and they had done good work. (See **Motions**)

Tennis Court Resurfacing: Board reviewed contracts for repair, resurfacing, and replacement. Funds are available in reserves. President Kylis and Vice President Smith plan to visit the tennis court to assess whether the fence needs replacing and the Board will vote on a contract in the near future.

## NEW BUSINESS

Pool Prep and Pass Notice: Pool prep is underway for the season. If you need to purchase guest passes or add a family member to your account, the process is the same as last year on the Access Granted system. Otherwise, you do not need to do anything.

Spring Inspection Notice Draft: Spring inspections will be conducted in May. Cardinal will send a reminder to residents to bring properties into compliance prior to inspections. Violations will be noted in CINC portal.

Vending Machine Install Request: President Kylis will follow up with resident who made this suggestion to provide some guidelines.

## **MOTIONS**

- Motion to accept December 2025, January 2026, February 2026, and March 2026 minutes. Motion President Kylis, seconded by Director Faulk. 3 yes, 0 no, 2 absent (Secretary DiFolco-Visbeck and Director Bojanini).
- Motion to accept Fairfax Paving proposal to repave Moline Pl. in the amount not to exceed \$108,000. Motion President Kylis, seconded Vice President Smith. 3 yes, 0 no, 2 absent (Secretary DiFolco-Visbeck and Director Bojanini).

### **The Board convened into Executive Session: 7:57pm**

At 7:57pm the Board will convene to Executive Session for the purpose of discussing legal and account matters.

### **Reconvened into Open Session: 8:04pm**

### **ADJOURNMENT: The Board adjourned at 8:04pm**

Minutes prepared by Secretary DiFolco-Visbeck