

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
May 4, 2026, 7:00 PM

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

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

MANAGEMENT PRESENT: Amanda Chohamin (Cardinal Management Group)

OTHER ATTENDEES: 4 residents

PRESIDENT'S COMMENTS:

None

COMMUNITY FORUM:

- A resident mentioned that they reached out to Manager Chohamin twice last month and did not hear back, and noted there is room for improvement in management's response time.

HEARINGS: None

APPROVAL OF MINUTES:

Secretary DiFolco-Visbeck will create April minutes based off of Zoom recording, for approval at the next meeting.

OFFICER/COMMITTEE REPORTS:

Architectural Advisory: N/A

Environmental: N/A

Maintenance: N/A

Pool: N/A

Planning & Development: N/A

Recreation: N/A

Welcoming: N/A

GENERAL BUSINESS – MANAGEMENT REPORT:

Financials:

Total Cash & Investments: \$539,809

Total Reserves: \$481,873

Members' Equity: \$155,648

Administrative:

Votes Held Between Meetings

- None

Homeowner Communications

- Report of missing panel in sidewalk on Brainerd. This repair has been completed.

- Report of trash at the pool fence. Patriot contacted, and trash picked up.
- Request to remove unwanted items from pool gate. Items removed.
- Resident correspondence regarding the RV Lot and payment.
- Request to pick up bulk trash on Matisse.

OLD BUSINESS

Tennis Court Resurfacing: See Motions.

Pool Lawsuit: Ongoing. No updates at this time.

NEW BUSINESS

Spring Inspections: Will be happening in May. Cardinal only has 3 inspectors so it may take until June to complete, and Mgr. Chohamin will email homeowners a reminder to bring properties into compliance prior to the inspection.

Wading Pool: The whitecoat is delaminating. It is covered under warranty and the wading pool whitecoat will be fully replaced prior to pool opening. No delay to pool opening anticipated.

Pool Furniture: Titan will complete inventory of pool furniture and Mgr. Chohamin will review and get quotes from Criterion company on repair/replacement costs.

Annual Meeting Documents: available in CINC for Board to review.

MOTIONS

- Motion to approve tennis court resurfacing with 80' of asphalt repair for total of \$18,500 (Motion President Kylis, seconded Director Faulk). 4 yes, 0 no, 1 absent (Director Bojanini).

ADJOURNMENT: The Board adjourned at 7:31 pm

Minutes prepared by Secretary DiFolco-Visbeck