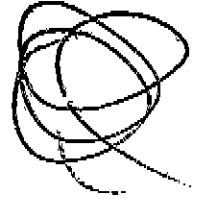


NPEA Agenda

Newington Plantation Homeowners Meeting held on 4-30-2007 at the NES Cafeteria

1. CALL TO ORDER. Introduction of board members. Meeting will be held in accordance with our by-laws and Roberts Rules. **IMPORTANT:** Courtesy and consideration of all fellow homeowners is expected.

President: Randy Sadler (875-7440) rsadler@sc.rr.com
Vice-President: Doug Fetchen (821-3272) dfetchen@sc.rr.com
Treasurer: Mike Gobin (873-5931) Michaelgobin@aol.com
Secretary: Debbie Lawrence (832-0611) dlawrence@sc.rr.com
Member-at-Large: Fred Gleffe (821-3143) fgleffe@sc.rr.com
Member-at-Large: Pete Haas (851-6910) phaas@sc.rr.com
Past President: Mark LaVigne (875-9988) lavigma@aol.com



2. REVIEW OF MINUTES. Review/approve minutes from the 10-19-06 general NPEA meeting.

3. TREASURER'S REPORT. Review/approve treasurer's financial report.
As of 3-30-2007: NPEA GENERAL: \$19,066; NPEA RESERVE: \$25,932; NPEA POOL: \$1,578.73

5. OLD BUSINESS.

a. **DEED PROBLEM RESOLVED.** A problem arose over the title to the 3.8 acre parcel of land that was transferred to the Newington Plantation Estates Association in 1999. The deed apparently was not recorded. Title was again transferred to NPEA and a deed dated Nov. 8, 2006 was recorded December 12, 2006 in the RMC Office.

b. **NEWINGTON AMENITIES CENTER.** The Association owns 6.8 acres of land in the vicinity of the pool. NPEA would like to enhance this community asset and improve it for the benefit of all Newington property owners. **Randy will give an update on the project status.**

c. **STREET LIGHTS—status.**

d. **REPAIRING ROADS—status.**

e. **CARS PARKED IN THE STREET.** Problem was highlighted in the recent newsletter. Covenant violations will be identified to violators. No Town regulations exist for cars parking on sidewalks.

f. **POOL—status.**

6. NEW BUSINESS.

a. **4SEASONS OF COLOR--**Update on a Board project to add color and beauty to four common areas.

b. **NEW NPEA DIRECTORY—new ideas.**

Ben Hough, 178 Thames Avenue: A password protected Newington directory on the Website would be a way to avoid the expense of constantly updating and reprinting it. A few people at the last meeting were concerned about their privacy with posting a directory on the web. I think most folks don't realize that their contact info is already on the web if they are listed in a phone book. Regardless, I think we could get around this concern by creating a web page that is password protected. The password to access the directory will be given out in the newsletter and at our meetings.

Tim Lowry, 236 Smythe Drive: Has anyone looked into a community email listserv. I belong to a couple email lists. It is a great way to spread news about upcoming family events, birth announcements, little league baseball games, the annual Run with the Dolphins, etc. I would like to volunteer to coordinate a Newington email listserv.

c. Any other new business?

7. ADJOURNMENT. Planned adjournment is 9:00.

NEWINGTON AMENITIES CENTER

NPEA has authorized up to \$25,000 to hire a project consultant and to pay for the plans and studies necessary to complete phases 1 and 2 . The Board will approve the beginning of phase 2 once phase 1 is complete. Once phases 1 & 2 are complete, a project in phase 3 will not be constructed until it is recommended by the board and it is authorized by members at a NPEA meeting.

PHASE 1 (Land Planning—Obtain an overall plan)

- a) Contract with soil expert(s) to obtain preliminary wetland data.
- b) Collect and analyze existing maps and restrictions.
- c) Contract with engineering firm(s) to provide maps of the 2.91 and 3.80 acre parcels locating important trees, wetlands, land-use and zoning restrictions, drainage , sewage, easements, flood-affected areas, flood certificates showing base flood elevations and final usable areas.
- d) Contract with engineering firm(s) to provide final site plan option(s) and recommend potential sites for community amenities.
- e) Evaluate the possibility of developing a few home sites (to help defray project costs). Develop and provide a feasibility plan containing home lots for NPEA consideration.

The Board has not approved the beginning of Phase 2.

PHASE 2 (Construction Planning—Obtain individual facility construction estimates)

- a) Contract with an architectural firm to design building/facility layouts of recreation facilities/playgrounds/buildings to be constructed.
- b) Develop construction estimates for individual facilities. Possible projects include:

PHASE 3 (Construction—Obtain finished facilities) NPEA has not approved the beginning of Phase 3.

PHASE ONE:

Payment breakdown to TRICO ENGINEERING:

(As of 3-30-07)

WETLANDS

Wetland Survey	\$1,750 (completed Jan 2007)
New Wetlands Layout	\$522.50 (February 2007)
Wetlands field assessment & coordination	\$942.50 (February 2007)
Wetlands assessment and delineation	\$1,360 (February 2007)

SURVEYING

Set Lot Corners	\$2,400 (completed Nov)
Topographical	\$3,600 (completed Nov) *Partial credit expected

LAND PLANNING

TOTAL	<u>\$1,500 (completed Feb)</u>
-------	--------------------------------

TOTAL \$12,075 (paid)

Payment breakdown to LANDCO:

(As 3-30-07)

Consulting 64 hours @\$65 per hour	\$4,160
Initial Wetland Assessment (Tyler)	\$450
Credit Tyler Invoice	<u>(\$450)</u>
TOTAL	\$4,160 (paid)

\$16,235 paid for Phase 1 through 3-30-07

BAYVIEW HOLDINGS INC.

PH EVANS

WILLIE MAE CAMPBELL

CATHERINE SHEFFIELD

I AM NALD

SAWMILL

PROPERTY LINE SAID TO BE OF THE CANAL.

10° 49' 48" E

S 88° 11' 40" W

N 18° 32' 44" W

S 88° 11' 40" W

S 88° 16' 08" W

S 88° 16' 08" W

N 23° 34' 19" W

S 88° 16' 08" W

N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

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N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

S 03° 56' 09" W

N 23° 34' 19" W

S 03° 56' 09" W

NEWINGTON PLANTATION ASSOCIATION

NEWINGTON PLANTATION ASSOCIATION

KING CHARLES CIRCLE

PLAT SHOWING TWO PARCELS OF LAND, MAY 27, 2003

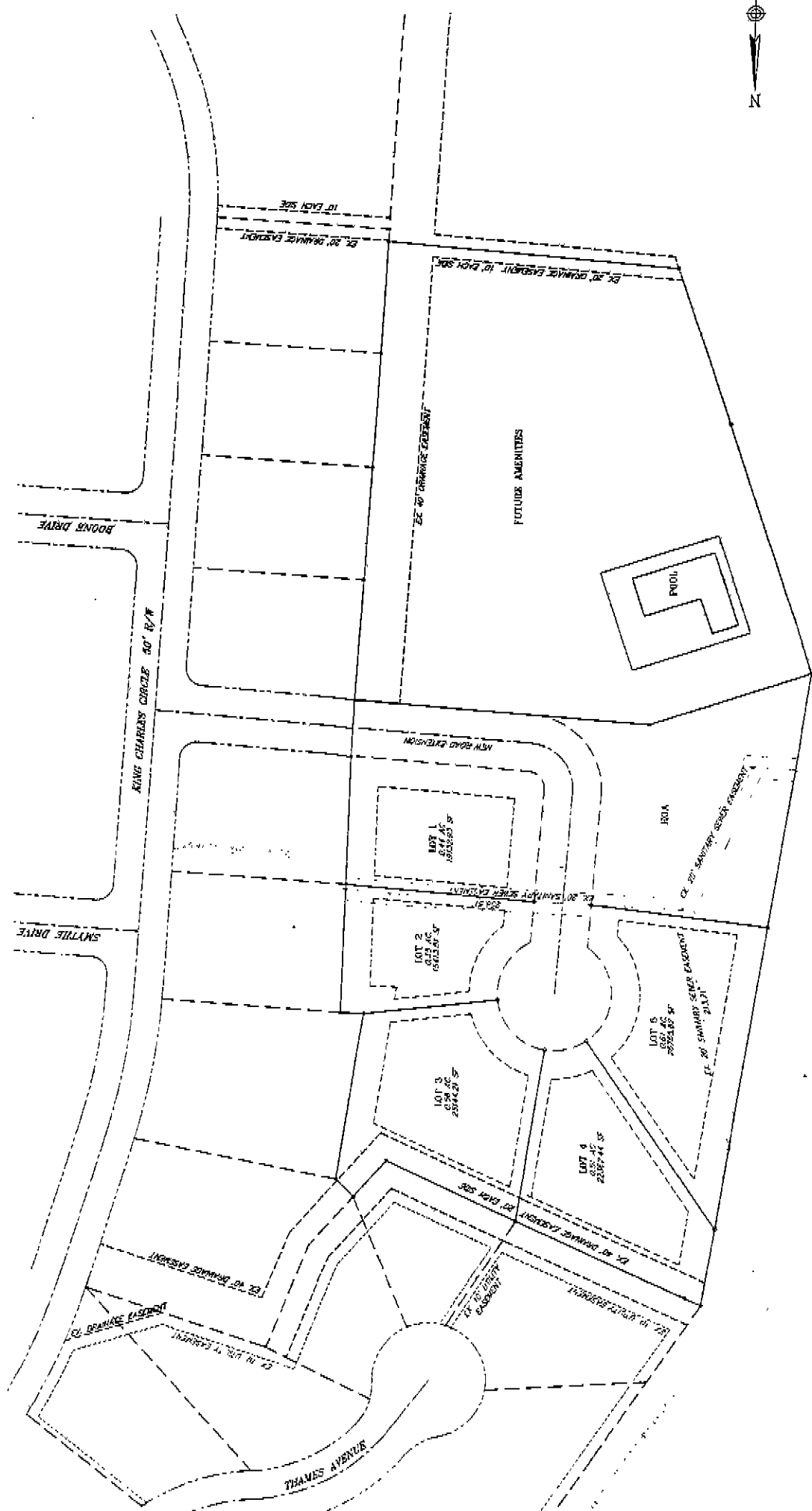
P & M Partnership (John Murphree) owns two parcels (22.08 acres) on the west border of Newington Plantation. One parcel starts at Luden Drive and uses the center of the Sawmill Branch Canal as a boundary edge. It is located behind NPEA property and within a flood hazard zone.

1

N 23° 32' 56" W 45.2' 61.65'

N 03° 56' 09" E 89.97' 3.4 sq. ft.

ENCROACHMENT OF LOT 204 ACROSS BOUNDARY LINE



CONCEPT - 1
5-LOT CUL-DE-SAC LAYOUT
 December 22, 2006

13

OR REFERENCED / SEE PAGE

LEGEND

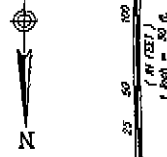
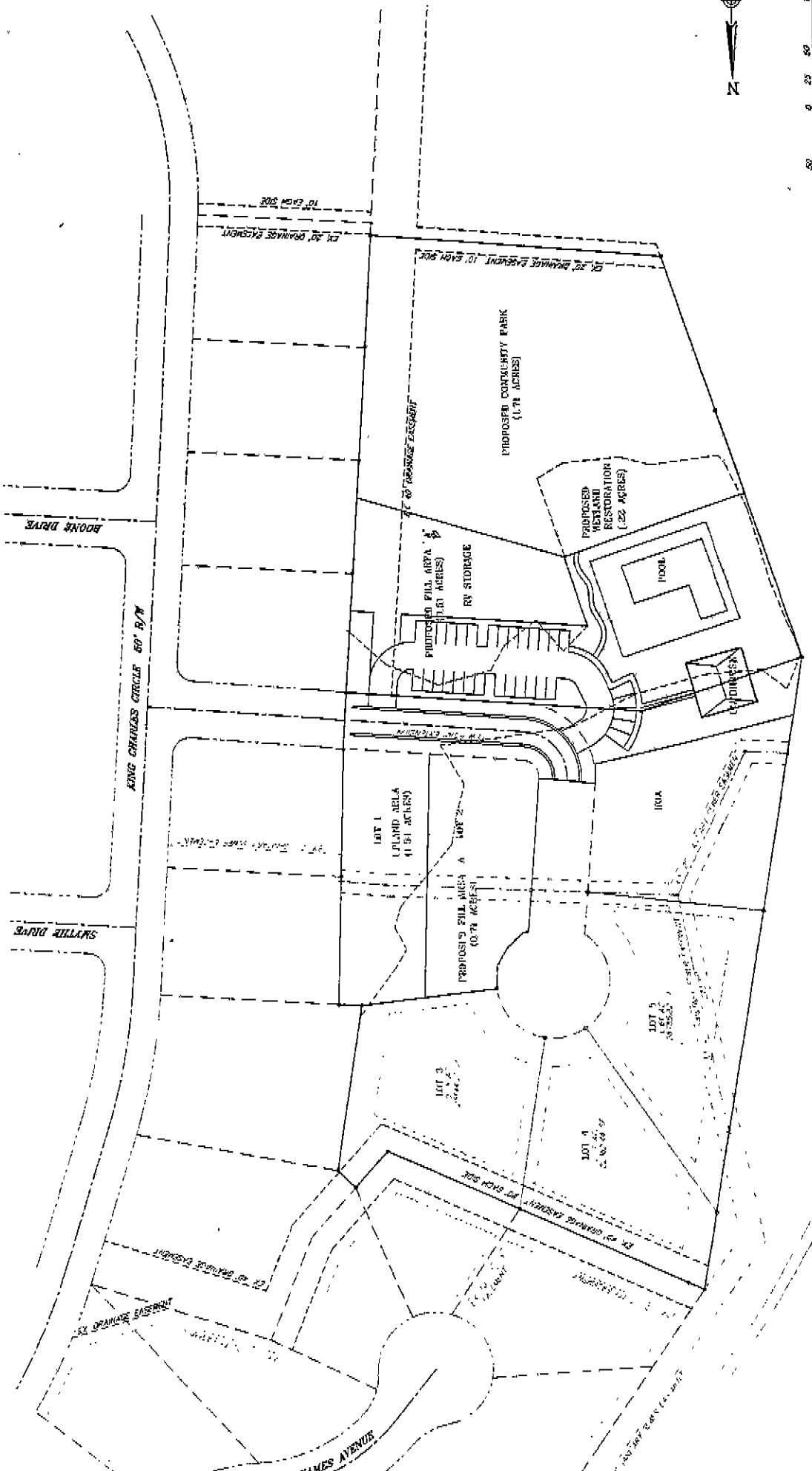
- PROPERTY LINE WITH PROPERTY ID
- PROPERTY LINE WITH PROPERTY ID
- RIGHT OF WAY LINE
- - - COVER LANE
- - - ADJACENT PROPERTY LINE

PUBLIC UTILITY PROTECTION SERVICE

Call 1-800-4-A-PROTECT
 or call your local utility company

Call 1-800-4-A-PROTECT
 or call your local utility company

Call 1-800-4-A-PROTECT
 or call your local utility company



LEGEND

- PROPERTY LINE WITH PROPERTY
- PROPERTY LINE WITH PROPOSED
- PROPOSED PROPERTY LINE
- CONTRACT PROPERTY LINE
- ADJACENT PROPERTY LINE

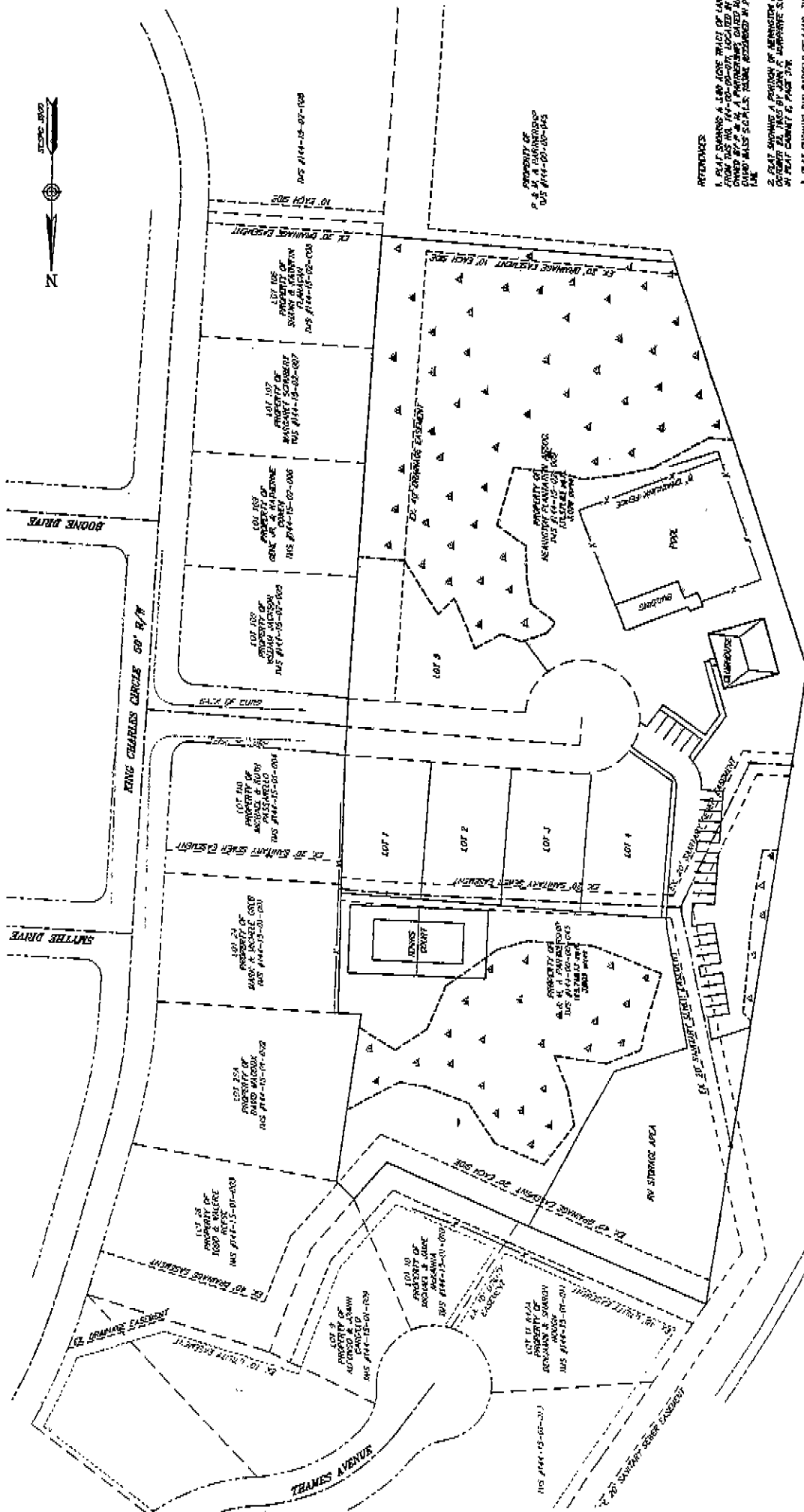
CONCEPT - 2
ADDITIONAL LOT LAYOUT
 December 22, 2006

5

PANACTIO UTILITY PROTECTION SERVICE

One-Call Before You Dig
 1-800-4-A-UTILITY

A one call system for community and job needs.



PRELIMINARY SITE PLAN, March 27, 2007
 Based on
 (1) Wetland Delineation.
 (2) Corps of Engineers Wetlands Jurisdiction.
 (3) Current NPEA parcel size (6.825 acres).

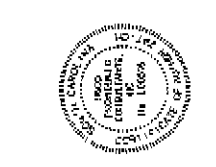
7

DATE	BY	REVISION
03/27/07	JAC	ISSUED FOR PERMITTING
03/27/07	JAC	REVISED TO REFLECT COMMENTS
03/27/07	JAC	REVISED TO REFLECT COMMENTS
03/27/07	JAC	REVISED TO REFLECT COMMENTS
03/27/07	JAC	REVISED TO REFLECT COMMENTS
03/27/07	JAC	REVISED TO REFLECT COMMENTS
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03/27/07	JAC	REVISED TO REFLECT COMMENTS
03/27/07	JAC	REVISED TO REFLECT COMMENTS
03/27/07	JAC	REVISED TO REFLECT COMMENTS

PRELIMINARY SITE PLAN
 SHEETING T.M.S. #144-00-00-04
 PARTNERSHIP AND T.M.S. #144-
 NEWINGTON PLANTATION ASSOCI
 COUNTY, SOUTH CAROLINA.

DATE: MARCH 27, 2007

NOTES:
 1. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "A"
 FLOODWAYS ON A 20' AS PER FEMA'S FIRM COMMUNITY PANEL
 NUMBER 450033 CDS AS REVISED DECEMBER 4, 2005
 2. AREA HAS DETERMINED BY COOPERATIVE SERVICE
 3. PROPOSED CEMETERY HAS #144-00-00-000 & #144-00-00-001
 4. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
 5. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
 6. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
 7. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.



I, HOWARD A. ALDRIDGE, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE CONDUCTED A WETLAND DELINEATION AND WETLAND CLASSIFICATION OF THE ABOVE DESCRIBED PROPERTY AND THAT THE RESULTS OF MY SURVEY AND ANALYSIS OF THE ENVIRONMENTAL RECORDS AND AERIAL PHOTOGRAPHS OF THE WETLANDS SHOWN ON THIS SHEET WERE OBTAINED USING GPS EQUIPMENT AT THE TIME OF MY SURVEY OF THE PROPERTY AND THAT THE BOUNDARY ESTABLISHMENT OR PROPERTY CORNER LOCATION IS ACCORDING TO THE SURVEY RECORDS AND THE STATE OF SOUTH CAROLINA.

HOWARD A. ALDRIDGE, S.C.P.S. NO. 20034
 THE ENGINEER, INC.
 100 Palmetto Drive
 Columbia, S.C. 29918
 803-799-7900
 info@theengineer.com
 theengineer.com

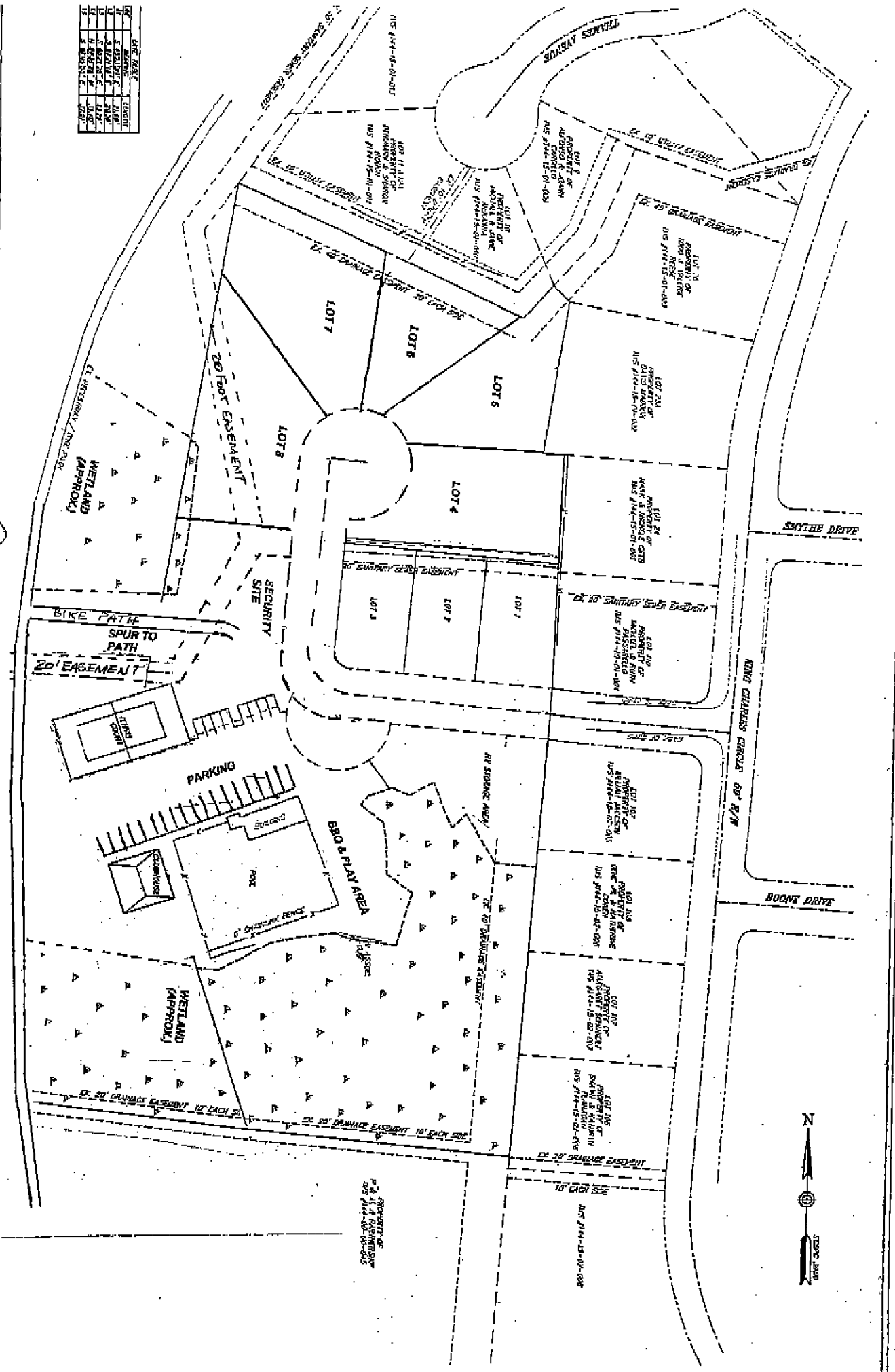
* MADE WITH
 THE-2004
 INTERLOCKING
 * MADE WITH
 THE-2004
 INTERLOCKING

I, RICHARD A. ALDRIDGE, A PROFESSIONAL SURVEYOR OF THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LOCATION AND THAT THE DIMENSIONS SHOWN ON THIS MAP ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO CERTIFIED THAT THE WETLANDS SHOWN ON THIS MAP ARE ACCORDING TO FEDERAL GOVERNMENT REGULATIONS AT 33 CFR 328.2 AND 33 CFR 328.3. I HAVE ALSO CERTIFIED THAT THE LOCATION AND DIMENSIONS SHOWN ON THIS MAP ARE ACCORDING TO FEDERAL GOVERNMENT REGULATIONS AT 33 CFR 328.2 AND 33 CFR 328.3. I HAVE ALSO CERTIFIED THAT THE LOCATION AND DIMENSIONS SHOWN ON THIS MAP ARE ACCORDING TO FEDERAL GOVERNMENT REGULATIONS AT 33 CFR 328.2 AND 33 CFR 328.3.



RICHARD A. ALDRIDGE, SURVEYOR, No. 2004, MISSISSIPPI

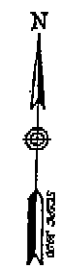
LINE	BEARING	DISTANCE	REMARKS
1	S 89° 15' 00" W	100.00	TO CORNER OF LOT 1
2	S 89° 15' 00" W	100.00	TO CORNER OF LOT 1
3	S 89° 15' 00" W	100.00	TO CORNER OF LOT 1
4	S 89° 15' 00" W	100.00	TO CORNER OF LOT 1
5	S 89° 15' 00" W	100.00	TO CORNER OF LOT 1




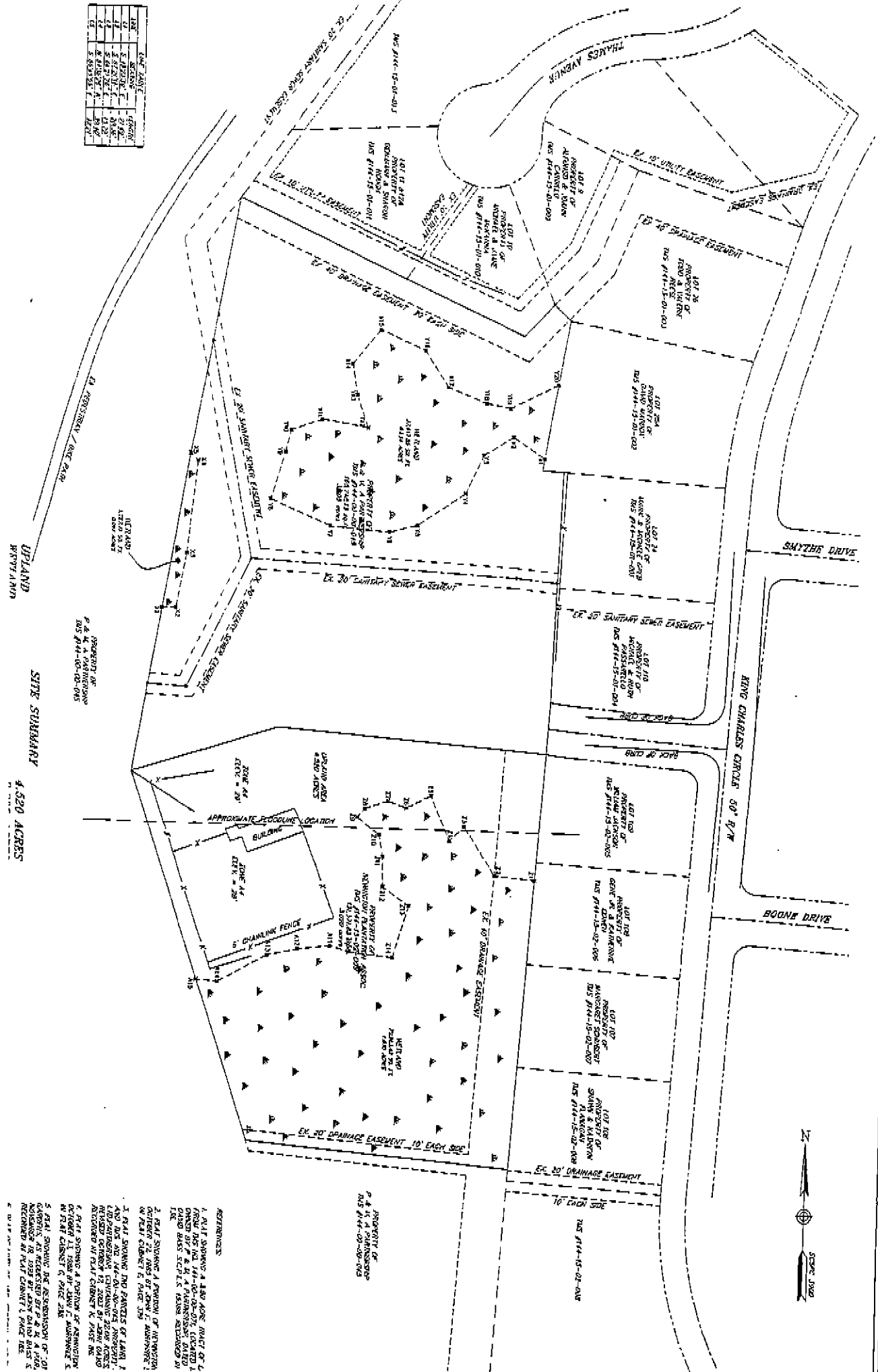
8

PRELIMINARY "EXPANDED" SITE PLAN, April 27, 2007
 Based on

- (1) Wetland Delineation.
- (2) No Wetlands Jurisdiction for the Isolated Wetland Area.
- (3) Expanded NPEA parcel size with the addition of land on east boundary edge (behind pool). This land belongs to John Murphree.




WETLAND DELINEATION SURVEY, March 27, 2007
 Approved by Army Corps of Engineers
 in delineation letter dated April 9, 2007



DATE	BY	REVISION
11/11/06	W. J. WILSON	1. INITIAL
11/11/06	W. J. WILSON	2. REVISED
11/11/06	W. J. WILSON	3. REVISED
11/11/06	W. J. WILSON	4. REVISED
11/11/06	W. J. WILSON	5. REVISED
11/11/06	W. J. WILSON	6. REVISED
11/11/06	W. J. WILSON	7. REVISED
11/11/06	W. J. WILSON	8. REVISED
11/11/06	W. J. WILSON	9. REVISED
11/11/06	W. J. WILSON	10. REVISED

PROPERTY OF
 P. & M. A. PARTNERSHIP
 100 P44-00-00-045

REFERENCES:
 1. PLAT SHOWING A 4.50 ACRE TRACT OF LAND (P. & M. A. PARTNERSHIP) LAYED OUT IN PLAT NO. 144-00-00-007, LOCATED IN PLAT BOOK 529, L.A. 1988, REFERRED TO HEREIN.
 2. PLAT SHOWING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

