

Newcastle Manor

Homeowners Association

Meeting of the Board of Directors Open Session Agenda Monday, April 27, 2026, 7:30 p.m. to 8:30 p.m. Meeting Room, 5414 Newcastle Ave.

1. Call to Order and Introductions
2. Open Forum for Members
3. Approval of Minutes
4. Reports of Officers
 - a. President
 - b. Secretary
 - c. Chief Financial Officer
5. Managing Agent's Report
6. Committee Reports
 - a. Budget and Finance
 - b. Maintenance and Repair
7. General Orders: Shall the Board adopt this policy? The customary practice by residents of placing small personal items by their doorstep that are commonly kept outside for convenient daily use or decoration (such as shoes, umbrellas, and plants) does not constitute a violation of any of the various rules regarding placement or storage of personal items in common areas, so long as the items remain by that unit's doorstep only and do not block any part of hallways, stairways, or other passageways. This policy does not change the prohibition on residents placing trash outside their door or anywhere else on the property except in the collection bins.
8. Adjournment

Only Members of the Association may attend the **Open Session** of Board meetings and observe the proceedings. Renters, family members, and attorneys may not attend. Reports referenced above are available on request to the Secretary or Managing Agent three days before the meeting.

The Board will meet in **Executive Session** from **7:00 p.m. to 7:20 p.m.** and again from **8:40 p.m.** (or ten minutes after the end of the Open Session) **to 9:30 p.m.** to hold scheduled hearings with Members, and to address pending and potential litigation, matters relating to contract formation, violations and assessment delinquencies relating to specific Members, foreclosures, and personnel management matters. Executive Sessions are not open to Membership. A summary of each Executive Session will be presented at the subsequent Open Session meeting. Visit **nc-manor.com** on the web for more information on meetings or to contact the Secretary.