

National Property Owners Association

President's Annual Report

2026 Annual Meeting

On behalf of the Board of Directors, thank you for attending our Annual Meeting and for your continued engagement as members of the National Property Owners Association. This past year has been one of meaningful progress, infrastructure improvements, and thoughtful policy updates designed to preserve and enhance the value and character of our community.

As you know we solicited questions from our Residents prior to tonight's meeting. At the end of this presentation, we will provide answers to the questions received. We have compiled all the questions to avoid redundancy in answering. All questions are anonymous.

Infrastructure & Roadway Improvements

Maintaining the integrity of our roads remains one of the Association's highest priorities.

We completed significant road repair work on National Drive between Holes #1 and #2, addressing surface deterioration from Tropical Storm Chantel and improving long-term durability in this highly traveled section of the community. We did this in partnership with Pinehurst Country Club who paid for half the expense of the repair.

We also addressed a developing sinkhole on Kirkhill Court. This project was long overdue and ensures prompt remediation to protect both public safety and surrounding property.

Preventative maintenance efforts included crack filling, and Tree Root removal and “Alligator Asphalt” repairs throughout the National community road system, an important measure that extends pavement life and helps prevent larger, more costly repairs in the future.

Drainage & Property Protection

Drainage continues to present challenges in certain areas of our community, particularly following heavy rainfall events. This year, we completed fence and drainage repairs at Leven Links, correcting runoff and structural issues that had developed over time.

We are actively evaluating and prioritizing additional drainage concerns at:

- Greencastle Drive and Dungarvan Road
- Woodenbridge Drive
- National Drive at Hole #5
- National Drive near the Back Gate
- Several other key areas of the community

These areas remain under review for engineering assessment and phased improvement planning. Proper water management

is essential not only for roadway preservation but also for protecting homeowners' property and landscape stability.

Infrastructure Expansion: Ripple Fiber

A major milestone this year was the successful completion of the Ripple Fiber installation throughout the National community. This project required coordination, oversight, and restoration management to minimize disruption while improving long-term connectivity for our residents.

Access to high-speed fiber infrastructure enhances property values and positions our community competitively for current and future homeowners.

Ripple Fiber is a Sponsor tonight for our annual meeting helping offset the cost of the reception this evening. They will be up shortly to discuss the progress, programs, and offers to those interested.

Architectural & Community Standards

Updated Exterior Lighting Policy

The revised lighting guidelines clarify expectations for exterior fixtures and illumination levels, helping reduce glare, light trespass, and inconsistencies while preserving the character and nighttime aesthetics of our neighborhood.

Flag Policy & Guidelines

The new flag policy establishes viewpoint-neutral, consistent standards governing size, placement, and display to ensure fairness and aesthetic harmony across the community. These guidelines balance individual expression with the Association's

responsibility to maintain a cohesive and attractive environment.

Looking Ahead: Future Plans

- Continued roadway preservation and long-term resurfacing planning
- Engineering review and phased correction of identified drainage challenges
- Ongoing monitoring of repaired areas to ensure performance and durability
- Preservation of architectural standards and fair enforcement of community guidelines
- Financial stewardship to responsibly manage reserves and future capital needs

Ladies and Gentlemen, The Board remains committed to proactive planning rather than reactive spending. Preventative maintenance, infrastructure investment, and consistent standards enforcement are essential to protecting property values and sustaining the quality of life that makes the National community exceptional.

Board Participation

2025 was a difficult year for the board, and especially me as Board President. That being said, the board members are volunteers. Each one of the NPOA board members, and the ARB board members donate a great deal of time to you and the community to ensure that we live in a desirable neighborhood that will hold its property values well. We need you to participate with us; we have open board seats, and 4 seats to be precise. We have 3 members leaving after 3-year terms,

Jack Valosky Communications Chair, Lisa Gallimore, Special Projects Chair, and Paul Flemming, Roads and Beautification Chair. We are grateful for their commitment and service to the community. Round of Applause please!

Closing

I would like to thank our Board members, ARB volunteer committee members, and our Operations Manager and his staff of Maintenance and Security personnel for their dedication and service. Most importantly, thank you to our homeowners for your continued support and engagement in our community.

Together, we will continue to preserve, protect, and enhance the National community for years to come.

Respectfully submitted,
President
National Property Owners Association