

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Thursday, February 17, 2022

via Zoom

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:32 PM.

ROLL CALL:

A quorum was established with the following Board members being present via Zoom:

Board Members Present: Steve Makris, Dan Perez, Sylvia Catanzarite, Dawn Jacobs, Bob Koch, Milton Jacobs, also present by appointment on 02.17.2022, David Greaves

Management Present: Tish Nelson, LCAM

MINUTES:

Dan Perez made a motion to approve the January 2022, Minutes with corrections, seconded by Dawn Jacobs, all in favor and motion passed.

PRESIDENT'S REPORT

Steve Makris noted that all committee status reports were distributed in the BOD packet to improve the efficiency of the meeting allowing the BOD to focus on decisions that required a vote and input. S. Makris also noted that status reports had been distributed to the community to better inform residents of projects underway and anticipated in North Fork.

TREASURER'S REPORT:

Dawn Jacobs gave financial report. D. Jacobs provided a high-level view of the Capital Reserve Account, noting that each month will be updated with current and projected spend. Major projects slated for 2022 include repair of the pool fountains, street lighting replacement and Track E (pending community vote). Current CAP Reserve stands at \$318K with \$65K in 2022 contributions.

MANAGER'S REPORT:

Tish Nelson read the Managers report. Second Violation Letters are to be mailed Certified per POA Council. Outstanding bids include sidewalks (one bid received) and pressure cleaning for sidewalks once repair is completed.

COMMITTEE REPORTS:

A) Infrastructure Committee: David Greaves noted that the committee is following up on bids for street lighting, drain cleaning, and fountain repairs

B) Landscape Committee: Nora Palladino/David Greaves noted that Brightview is doing a good job maintaining the front entrance. Tree Trimming to be done in May or June. Committee also identified 2 irrigation issues (stuck valves).

Dawn Jacobs made a motion to approve the irrigation proposals for \$565.50 and \$678.92, seconded by Bob Koch, all in favor and motion passed.

C) Welcoming Committee: 125 North River Drive West in on the market for sale \$1,279,000.00.

D) Tract D & E: Dave Greaves presented 3 quotes for Track E and requested a special meeting to present plans to the community. Dave and Dan Perez are working together to coordinate completion of Track D (Town of Jupiter matching grant) to comply with the TOJ requirements to receive \$5K against expense for Track D..

Dan Perez made a motion to schedule Special Meeting on site for review of plans, seconded by Bob Koch, all in favor, and motion passed.

OLD BUSINESS:

Comcast Update: Dawn Jacobs stated that the Free Pro Installation/Wiring Check appointments should be made from the telephone number associated with each home. Once the appointment is made, residents should email CRA so that CRA can coordinate with Comcast to insure that in-house techs are assigned.

NEW BUSINESS:

Steve Makris made a motion to appoint David Greave to the Board of Directors to fill the vacancy of Rick Martinko. David also ran for the Board, where a tie resulted between D. Greaves and B. Koch. D. Greaves bowed out to let Bob Koch maintain a position. David Greaves stated he would be honored to join the Board, seconded by Bob Koch, all in favor and motion passed.

Homeowner Comments:

Al Moreno suggested that the Association put money aside to plan for “landscape replacement” of the live oaks as needed.

ADJOURNMENT:

With no further business, ***Dan Perez made a motion to adjourn the meeting, seconded by Bob Koch, all in favor and motion passed at 8:31 pm.***

Respectfully submitted by:

Tish Nelson, LCAM