

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Thursday, March 17, 2022

via Zoom

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:42 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, David Greaves

Board Members Absent: Milton Jacobs

Management Present: Tish Nelson, LCAM

*Steve Makris explained that due to technical difficulties, the Zoom video could not be used and a recap of the meeting would be sent out shortly following the meeting.

MINUTES:

Dan Perez made a motion to approve the February 2022, Minutes, seconded by Dave Greaves, all in favor and motion passed.

TREASURER'S REPORT:

Dawn Jacobs gave financial report. Delinquencies were down to less than \$1000.00.

MANAGER'S REPORT:

Tish Nelson presented the violation report. Too many owners had extensions beyond 60 days. Manager to reinspect.

Bids for pressure cleaning the entrances and sidewalks were presented.

Dan Perez made a motion to approve the Estimate from Roof B Kleen at quoted price of \$3490, seconded by Sylvia Catanzarite, all in favor and motion passed. Manager was asked to inquire about a 3 year contract at a discounted price and also ask if the cleaning of the gates would be included in the quote.

Discussion on trees that need to be removed in Common Area, one on North River Drive West and 3 at the Amenities area on the West side.

Dawn Jacobs made a motion to approve the Estimate from Loyal Tree to remove and stump grind the trees at the cost of \$3000, which includes a \$100 discount for doing them the same day, seconded by Dan Perez, all in favor and motion passed.

The Board approved two 8' benches to be purchased and placed at the tennis courts.

COMMITTEE REPORTS:

A) Infrastructure Committee: David Greaves provided status report on Street Light Project, Storm Drain Cleaning and Fountain at entrance on East side. In the near future, email blast to be sent out regarding landscapers not permitted to cover the Storm Drains with landscape debris.

Dawn Jacobs made a motion to approve the Superior Waterway, Pinch-a-Penny, and Bill Gilbert Electric proposals totaling \$7510, seconded by Dan Perez, all in favor and motion passed. (base to be a (dirty/charcoal gray color)

B) Landscape Committee: Nora Palladino, Chairperson, expressed how hard she has worked over the last 2 years to improve North Fork entrances and that she felt she was not respected. She resigned her position as Landscape Committee Chairperson.

The Board thanked her for her efforts and contributions.

Sylvia Catanzarite stated she has done some research of the Crepe Myrtles at the entrances to the community.

A vote was held to decide whether or not to prune (or remove) the trees. Sylvia Catanzarite, YES. Dan Perez, YES. David Greaves, NO. Bob Koch, NO. Dawn Jacobs abstained, which left the President to break the tie and his vote was YES. By vote of 3 to 2, the Crepe Myrtles will be pruned this year at a cost of \$1600.

C) Tract D & E: Dave Greaves advised that the Northern End irrigation pump does not work. He received a proposal from Brightview to replace the pump at a cost of \$3917.

Dave Greaves made a motion to accept the proposal to replace pump at \$3917.00, seconded by Dan Perez, all in favor and motion passed.

A request to the Community for vote on expense for Tract E, not to exceed \$40,000.00. VOTE HOA NOW to be used to take vote.

NEW BUSINESS:

Steve Makris made a motion to approve the request to add David Hess to the ARB Committee, seconded by Dan, all in favor and motion passed.

ADJOURNMENT:

With no further business, *Dan Perez made a motion to adjourn the meeting, seconded by Dawn Jacobs, all in favor and motion passed at 8:48 pm.*

Respectfully submitted by:

Tish Nelson, LCAM