

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Monday, July 22, 2019

Old Town Hall – 1000 Town Hall Rd

Jupiter, FL

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:34 p.m.

ROLL CALL:

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

Steve Makris, President, Milton Jacobs, Vice-President, Marilyn Mull, Director, Robert Burr, Director and Bob Koch, Director.

Dan Perez, Treasurer, Randy Scheid, Secretary were not present at the meeting.

Also, in attendance was Steve Desvernine, LCAM Representing Capital Realty Advisors, Inc.

Update on Cable Contract Options & Next Steps:

Greg Zaniello, the Communication Consulting Groups representative, hired to collect quotes from many media contractors to investigate the best possible process and options are available to North Fork residents. After reaching out to 6 different media providers, who were Blue Stream, AT&T, Upstar or ANB, Atlantic Cable, Hotwire and Comcast. Only Comcast and Hotwire were willing to offer us a quote to provide North Fork with a new contract for their media services.

Greg went on to say that Comcast is not interested in smaller communities because they like to target very large condensed populations, such as large HOA communities and large condominiums communities with a broad base with a small footprint. Greg also went on to say it's all about the money with Comcast, where they are not willing to negotiate with North Fork even though their infrastructure already in place and it does not cost them to update their system. Comcast has a 15 year or older cabling infrastructure throughout the community. They are not able to give you Gigabyte speeds if needed. They are not will to invest or upgrade their system. They may be willing to improve their media packages, with higher internet speeds, but Comcast was also asking for a possible 7-year agreement.

Greg then on to talked about HotWire and the advantages of fully optical fiber connectivity to your home. HotWire is willing to invest in updating North Fork's media infrastructure to accept a fiber optic backbone to all homes, but to offer the POA a proposal, they stipulated, that they will have to install an "ONT" or Optical Network Termination into every home in the community. This way, HotWire can guarantee a constant rate of bandwidth inside your home. He also said you could not exceed your maximum monthly Internet limit, unlike Comcast. Greg explained this would be a huge advantage for homeowners to maintain your property values. He also said the average family is using more bandwidth and demanding higher internet speeds for such devices as one or two TV's going on at a time, smartphones, iPods, notebooks, X-Boxes, Ring doorbells, and dishwashers, all competing for the same bandwidth at the same time. However, with a fiber network, homeowners will have no problem maintaining the speed on all of the devices mentioned above.

Greg also said that communities with fiber optics close faster than communities without out fiber-optic networks. If given the choice of moving into a community with fiber-optics already in place, then a community without fiber, more people are choosing the properties with the fiber-optic networks.

In conclusion, Greg said HotWire is going to bid and would like to have their prices and packages in writing by August Board meeting. Steve Makris asked for board members and residents who were in

attendance for a copy of their last Comcast invoices, so he could scan them and email to Greg, so he can have a cost average the price and packages North Fork residents are currently paying Comcast.

MINUTES:

The Board reviewed the June 24, 2019 meeting minutes. After the board had a chance to review the minutes, Marilyn Mull asked management to correct a statement on the second page, to read (on the right side of Victorian Circle or 26 Victorian. After the manager agreed to change the sentence, Milton Jacobs made a motion to accept the minutes. Bob Koch 2nd the motion, all in favor. June's minutes were approved.

PRESIDENT'S REPORT (Steve Makris):

The first item on Steves Agenda was to ask if all the board members will be able to attend the next Board of Directors meeting Monday, August 19th. Steve just wanted to verify there will be a quorum at this meeting. After a brief discussion, Steve asked the board members to check their calendars and get back to him with their answers.

TREASURER'S REPORT (Steve Makris):

Dan Perez was not present at the meeting, so Steve Makris stepped in to review June's financial report. He was quick to report that the numbers were all looking good and right on the projected budget. Steve also said the Reserves were at \$183,0000. He went on to say the POA has underspent in several areas close to \$5,000., based on the yearly budget. The POA pulled \$20,000 out of the operating budget and placed it in the reserves, so in reality, the POA has still underspent \$24,000.00 this year.

MANAGERS REPORT:

The Property manager reviewed his report to the board and mentioned that this is going to be a quick report also. The manager then went on to go over the details of the violation report. The board asked the manager to write the homeowner of 120 North River Drive West the last violation letter to the homeowner to give her 17 days to comply, or the board of directors authorized the manager to hire a landscaper to remove both hedges on their property and bill the homeowner. This violation is a Line of Sight violation and could pose a serious legal issue to the homeowner and North Fork POA if someone were to be hit by a car because the hedge was blocking the driver's line of sight. The manager went through a list of items that was closed out. He also spoke about Steve M, Milton Jacobs and the manager meeting with Tom McCarthy of McLeod, McCarthy & Associates. They talked about the rut and dimple's issue of the Westside cul-de-sac. Tom said he would evaluate the asphalt in the circle to see if it was poured thick enough to meet their standards, and to check if the asphalt was mixed to the proper specifications agreed to in the original contract.

COMMITTEE REPORTS:

1) A.R.B. Update:

1. Ed Petuch provided an update from the ARB Committee meet before the Board meeting, where was just one (1) paint ARB application reviewed and approved with no conditions. The ARB committee like the homeowner's choice of paint and trim colors submitted by Mr. Cosnotti of 116 Victoria Lane.

2) Welcoming Committee Update:

Nora informed the Board that there we no new closings. 145 North River Drive East 155. Nora commented that since our last meeting, 155 RDDE has gone off the market, but it is now back on the market at a reduced price.

Unfinished Business:

A.R.B. & Lease Amendments – (Robert Burr) Review update:

Robert provided an update to the Board of Directors and said this a work-in-progress and he mentioned that made three (3) changes to the Amendment to the Declaration of the Covenants and restrictions for North Fork. He went on to say that this is still in the draft stage and would like the board members to read it, and see if anyone has questions or felt comfortable with the working of his updated amendments. Rob continued to review the further updates to the Amendments to the Covenants and Restrictions for North Fork, and after much discussion amongst the Board, Rob said he would make the revisions to the current amendment, as a next step, and we can look to prepare for a Special Member meeting in the Fall.

Steve Makris jumped into he also likes the idea of a standalone mailing, with an independent vote. He also said Rob nailed it and it is 99% ready to go. He went on to say that the board has been reviewing the revision to the Amendment change, and it is an improvement to last year's Amendment changes. Steve Makris noted we are in July and August board members may be out of town. So, time is closing in for a fall mailing, and December meeting is not a good idea because of the holidays, so he thought about a late winter or early spring mailing.

NEW BUSINESS

Steve Makris than asked if the board was interested in having another Fall Festival this year. He mentioned there was \$3,500.00 budgeted for the event and ask for their thoughts and opinions. He then asked for a straw vote, to see who was interested. The majority of board members voted to move forward with this year's festival. He mentioned that this is a time-intensive project and would like to ask for volunteers. Milton jumped in to say his wife may like to volunteer, but he is also asking for other volunteers.

Steve Makris then asked what day and time would better suit the community's needs. After much discussion, the board is leaning to Sunday vs Saturday, possible in November and December when the weather is a bit cooler between on a Sunday between 3:00 to 5:00 pm.

Steve Makris then opened the discussion on the Moorings sign on SE Island Way. After much discussion, the board agreed to ask Dan Perez to answer any questions he could about the wall. The board also would like Dan Perez to contact Dan Guysinger, the board President, who signed the original agreement, to get any information he has to offer.

Steve Makris made a motion to adjourn the meeting, Milton Jacob 2nd the motion, with all in favor, the meeting adjourned at 8:46 pm.