

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Monday, August 19, 2019
Old Town Hall – 1000 Town Hall Rd
Jupiter, FL

MINUTES

CALL TO ORDER:

Randy Scheid called the meeting to order at 6:29 p.m.

ROLL CALL:

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

Randy Scheid, Secretary, Dan Perez, Treasurer, Marilyn Mull, Director, Robert Burr, Director and Bob Koch, Director.

Steve Makris attended the meeting via Teleconference. Milton Jacobs was not present for 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 Group representative, was present at the meeting to provide an overview of the key differences between the offerings from Comcast and Hotwire. These were the only two companies who have elected to bid on the North Fork media business. Five other companies were queried by CCG, but all declined to bid as the investment to install the required new infrastructure (i.e., main service line to North Fork as well as all new underground cabling into all homes) would be far too great for them to earn an acceptable return on the investment. Greg Zaniello provided the Board, as well as those residents who were in attendance, some key facts/comparisons on the subject. Greg provided a brief overview on the technical differences between fiber optics versus coaxial cable, as it pertains to download and upload speeds. Greg also provided a few specific cost difference comparisons for several residents/Board members based on their historical cable bills that were provided to Greg prior to the meeting. This is a very important decision for the community, as the requested contract terms are for 7 years (Comcast) and 10 years (Hotwire). It was noted that the potential for a faster fiber optic network, with the potential of 1 Gig download speeds, would benefit those residents who work out of their homes and/or have a need for faster data transmission speeds and would likely benefit North Fork as a whole as the demand for internet/media connectivity continues to grow over time (i.e., the planned rollout from Verizon/AT&T of faster 5G internet speeds in 2020+, the trend toward multiple phones, laptops, and tablets per household, increased availability/acceptance of smart appliances, doorbells, thermostats, etc.). As this is a very important decision that affects everyone in the community, the Board will be reviewing all the different variables and soliciting as much homeowner input as possible over the coming weeks/months in order to make the best possible decision for the community overall (*please reference the attached Comcast vs. Hotwire comparisons*).

MINUTES:

The Board reviewed July 22nd, 2019 meeting minutes. After the Board had a chance to review the minutes, Randy Scheid made a motion to approve the minutes. Marilyn Mull 2nd the motion, all in favor. July's minutes was approved with no conditions.

PRESIDENT'S REPORT (Steve Makris and Randy Scheid):

Randy Scheid and Steve Makris spoke before the Board meeting and agreed that since there was nothing major that needed to be discussed by way of the president's report, this block of time would be allocated to the cable discussion.

TREASURER'S REPORT (Dan Perez):

Dan Perez commented that the financials arrived late this month and that he had not had a chance to fully review them before the meeting but he did give a quick overview of the financials and mentioned that everything is basically tracking according to plan and there were no issues or significant deviations from Budget to report. Randy added that he had reviewed the financials that were delivered late Monday afternoon and felt everything was looking good and he also did not see any issues or discrepancies within the report.

MANAGERS REPORT (Steve Desvernine):

The manager spoke about the violation letters and said that the violations were down to only three open violations which composed of two dirty roofs, and a habitual car parking on a cul-de-sac in front of 145 Victorian Ln. The Manager said that he spoke to the homeowner and asked him to pass on the request to have their tenants park in the driveway and not on the street overnight. Marilyn asked about the driveway line of sight violation caused by the hedges at 120 NRDW, and the manager informed Marilyn that the line of sight issue had been taken care of as 6-8 feet of hedges were completely removed closest to the street.

The manager provided an update on the West fountain pump issue. The manager explained that he has gone through several processes to try to pinpoint the underlying cause of the underground electrical wiring or the motor being burned out. He has contacted ASP Pool Company and asked them if they were able to diagnose the issue, which they could not. The manager then contacted Dave with All-Electric, the community's electrician, who then removed a circuit breaker on the panel box to see if that would stop the motor from shorting out. Then the manager called in Lewis, the field supervisor for Superior Waterways, the new contractors who have recently taken over the maintenance of the lake fountains. Lewis and the manager perform several diagnostics checks on the circuit breakers, the time clocks, and even tried to reset the GIF breaker on the electrical outlet close to the fountain. At this point, neither Lewis nor the manager could not find a logical reason why the water fountains are not working. A resident jumped into the conversation to say this has been an ongoing issue for years, and it is frustrating not to be able to repair both water fountains for North Fork. Steve Makris joined the conversation by saying the only thing the manager can do is drain the pool and have the electrician come out and open the electrical box to trace the wires to the motor and back to the circuit breakers in the panel box.

Dan Perez then questioned the manager if Playworx delivered the mats to North Fork. The manager then explained that Playworx had indeed delivered five mats to the CRA office. Dan said that Playworx's owed us a total of nine mats, not just five. Dan Perez and Bob Koch agreed that 6 feet from the outer edges of any playground equipment needed to be covered by the safety mats.

Randy Scheid then moved on to the Palm Coast palm tree trimming proposal, which was provided to the Board in August. The manager then mentioned that this quote was based on last year's palm trimming. Randy Scheid made a motion, Dan Perez seconded the motion, all were in agreement, and the proposal from Palm Beach was unanimously approved. The manager agreed to call Shawn, the owner, and ask when he and his crew can get out to start the training within North Fork.

ARB COMMITTEE REPORTS:

1) A.R.B. Update:

Ed Petuch provided an update from the ARB Committee meeting before tonight's board meeting. The committee reviewed the five ARB applications listed below:

- 1) **20 Victorian Ln** – Fence ARB Application – the final decision was not to approve the application until an ARB committee member was able to go out to inspect the property to verify that the fence did not encroach on the POA common area property.
- 2) **114 North River Drive West** – Paint Application - the paint application was approved with no conditions.
- 3) **136 North River Drive East** – Pod Application was approved with the condition, if the pod is not removed in 30-days, the homeowners will have to fill out another ARB application to be approved by the ARB Committee to have another 30-day extension.
- 4) **147 Victorian Ln.** – Bocce court ARB application was denied unless the homeowners locate the Bocce court at the rear of their home. Their other option is to request a variance review by the Board of Directors to consider the Bocce court to remain on the side of the house.
- 5) **147 Victorian Ln.** - The front door replacement ARB application was approved with no conditions.

Welcoming Committee:

Nora Palladino was not in attendance at the Board meeting.

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, but he was 99% sure the draft is ready to be approved by the Board. However, Rob wanted all the Board members to take his current document home to review at their leisure, and he later went on to say that if there were any questions or concerns, it should be addressed by email.

NEW BUSINESS

Dan Perez opened the discussion on the Moorings sign on SE Island Way. Dan went into the details that he had currently performed on the background, trying to find the best solution to settle the Moorings wall situation. Dan handed out several pages with pictures and maps of the Moorings wall and North Fork property. In his briefing, Dan mentioned the wall is about 200 feet long, 8 feet high, and about 80 feet of this wall is in contention with the adjoining property. There were no decisions made at tonight's meeting and Dan commented that he would continue to investigate how North Fork could best resolve this issue.

Randy then moved the discussion on to the proposal provided by Sidewalk Solutions to grind down the high spots (i.e., potential trip hazards) on the sidewalks through the east side. In their proposal, they marked 182 trip hazards that would need to be ground down to a safe level. They also mentioned that there were 11 sections of sidewalk that were so bad they have to be removed and new sections poured to restore the sidewalk to a safe level. The Board went on to talk about the safety issues and concerns of the sidewalk trip hazards caused by the street tree roots pushing up the sidewalks, which is an ongoing issue that will need to be periodically monitored and addressed as root growth/intrusion is an ongoing process. After much discussion, the Board asked the manager to get a second proposal from Triple-M because they have the expertise and equipment necessary to grind down sidewalks to a safe level and re-pour sections as needed.

Randy then went on to talk about the topic of the Fall festival for 2019 to gauge the see if the Board's level of interest in scheduling this event again for 2019. There was no official vote on this matter, but based on the show of hands and nods from the Board members, it was decided

that there was simply not enough interest in repeating this event in 2019. It was agreed to revisit this subject in 2020.

Randy Scheid then moved on to introduce Andy Burkly, as a potential new member to the ARB. The Board inquired of Andy as to his background/qualifications and asked why he wanted to serve on the ARB committee. Andy Burkly gave a brief bio about himself and answered the Board's questions. Bob Koch then made a motion to approve Andy Burkly as a new member of the ARB committee. Randy Scheid seconded the motion, and the rest of the Board members were all in favor and the motion passed unanimously. Andy Burkly was then welcomed to the ARB committee as a new member.

Randy Scheid made a motion to adjourn the meeting, Bob Koch 2nd the motion, with all in favor, the meeting adjourned at 8:45 pm.

APPROVED