

North Fork POA
Property Owners Association, Inc.

Board of Directors Meeting

Thursday, October 15, 2020

Videoconference via Zoom

Jupiter, FL

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:30 PM.

ROLL CALL:

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

Steve Makris, President; Milton Jacobs, Vice-President; Dan Perez, Director; Marilyn Mull, Secretary; Al Moreno, Director, Robert Burr, and Director. Bob Koch.

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

There were 12 homeowners present at tonight's Board of Director's Zoom meeting.

MINUTES:

The Board reviewed the September 17, 2020, meeting minutes. Bob K. asked that the minutes be updated to state he was present at the September meeting. Marilyn Mull made a motion to approve the minutes as presented. Bob Koch seconded the motion. All were in favor. The minutes were approved.

PRESIDENT'S REPORT (Steve Makris):

Steve advised he would pass on his time in order because of other pressing issues to be discussed later in the meeting.

Managers report:

The violations list was provided to the Board. The Board reviewed the violation history of the Roth's son, allowing to continue to park his truck in the driveway overnight. Bob K. mentioned that the Roth's will continue to have their son park his truck in the driveway overnight.

The manager went on to review the work completed by Guardian Pools and E&M plasters. The manager explained that Guardian pools installed the sump pump without the property manager to inspect to verify the pump was working. A day later, E&M plasters were out to start the demo on the old plaster bottom of the fountain. After E&M plasters completed the plaster project, the manager went to turn on the sump pump, but the pump did not start. The manager called and asked Guardian Pools to come out and investigate why the pump was not working. They were not able to get out to inspect the pump until 7 days, in the meantime Guardian pools email one picture of the pump that appeared to be working at the

time their tech left the westside pool. After an interrogation from the Board, they concluded that CRA should be responsible for replacing the Westside pump.

TREASURER'S REPORT (Marilyn Mull):

At the time of the meeting, the September financials were not prepared for the Boards review.

2021 BUDGET DISCUSSION: (Marilyn Mull)

After a very comprehensive detailed briefing of the North Forks 2021 budget, the Board agreed to approve North Fork 2021 budget at next months budget meeting.

A:) Approval of CPA firm for Tax year 2020 and 2021:

The Board approved to retain Friedman, Feldmesser & Karpeles, CPA, LLC services for two years. Milton made the first motion, Al seconded the motion, all were in favor. The motion was approved.

B:) Insurance Policy Renewal:

The Board agreed to keep the status quo, to ensure just the two front security gates. Dan made the first motion to approve CBIZ general liability insurance policy. Robert seconded the motion. All were in favor. The motion was approved.

C:) Brightview 2021 Landscape contract:

After a detailed review of BrighView's 6% increase of the 2021 agreement. North Fork Board did not approve the new agreement. They recommended that the landscaping committee acquire new landscape proposals and continue with BrightView until the Board has had a chance to review other landscaping proposals.

COMMITTEE REPORTS:

A:) Welcoming Committee (Nora Palladino):

Nora mentioned some new residents just moved into 155 North River Drive East. There was a new listing at 113 N. River Dr. East.

B:) Landscape Committee (Nora Palladino):

Nora Palladino mentioned Brightview is very responsive to North Fork needs, and our landscape is looking better. She followed up by saying the work that was approved for the Westside tennis court cul-de-sac was completed.

Nora submitted a proposal from Brightview to add color enhancement with 6 pots at three locations along North Fork Dr. Bob K. made a motion to approve the proposal. Robert Burr seconded the motion; all were in favor. The motion was approved.

UNFINISHED BUSINESS:

A:) Town of Jupiter Landscaping / Exotics Vegetation Violation:

Steve and Nora presented four proposals. The Board reviewed the final proposal from James Schnelle, Environmental Management & Engineering, to grind, mulch, and remove stumps on Westside lake. After a long discussion, Robert Burr motioned to approve the proposal from James Schnelle for option B to remove the stumps. Al seconded the motion. The motion was approved.

Robert made a motion that after the exotics are cleared out, the Board will revisit the issue regarding suitable plantings for the area consistent with the budget. Al seconded the motion; all were in favor. The motion passed.

A.) A:) SE Island Way border wall (Dan Perez):

Dan Perez said there is no update at the time of this meeting.

New Business:

A:) Holiday lighting review:

The manager presented two proposals. One from Christmas tree lighting and the other from Holiday lighting. The company contracted to do The Shores the past couple of years. After a long debate, Dan made a motion to approve a one year contract up to \$4,000.00. Al seconded the motion.

B:) Pine Trees:

Bob made a motion to have Palm Coast cut back and remove the pine branched near the tennis courts for \$225.00. Al seconded the motion. All in favor. The motion was approved.

Adjournment:

With no further business, Dan made a motion to adjourn the meeting; Milton seconded the motion. The meeting was adjourned at 8:45 PM.

APPROVED