

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Thursday, October 21, 2021

via Zoom

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:31 PM.

ROLL CALL:

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

Board Members Present: Steve Makris, Dan Perez, Al Moreno, Robert Burr, Bob Koch, Rick Martinko, Milt Jacobs

Management Present: Tish Nelson, LCAM

MINUTES:

Rick Martinko made a motion to approve the September 2021, Minutes with corrections, seconded by Bob Koch, all in favor and motion passed.

PRESIDENTS REPORT:

Steve Makris stated that there has been a slip & fall reported, and thus far it looks like it was a driveway which is homeowner responsibility and this could be referenced in The Rules & Regulations, #6.

TREASURER'S REPORT:

Milton Jacobs gave financial report. In good standing.

MANAGER'S REPORT:

Tish Nelson read the Managers report. The East Fountain is still down. Board requested a 30-day Notice of Termination be given to Pool Pro due to poor service and communication.

Dan Perez had Pinch-a-Penny come out to see what the problem is in the fountain. They said we need a 230 volt outlet to support the proper pump for our fountain. Manager to contact at least 2 more service companies.

ARB – the driveway at 130 North River Drive East, needs to have the roots for pavers in Driveway removed. Manager to look at tree and get an estimate of project.

COMMITTEE REPORTS:

A:) Welcoming Committee:

Steve Makris gave Sales Report in Nora Palladino's absence. No new owners so far this month.

B:) Landscape Committee:

Dave Greaves and Tish Nelson gate the Landscape report with cost of the Annual flowers at the entrance.

Dan Perez made a motion to accept the Brightview proposal for the Annuals not to exceed \$2100.74, seconded by Al Moreno, all in favor and motion passed.

OLD BUSINESS:

Dave Greaves stated that the spraying of Tract D would take place on Saturday, 10/23/21 and will be meeting with the Brightview Irrigation Manager on Tuesday 10/26/21. Dan stated that a valve was found on Tract E. Palm Coast to look at tree at Tennis Courts and give quote for removal.

Tish Nelson announced that Cable Vote Results. Al Moreno asked for a Vote of the Board, Dan Perez – Comcast; Rick Martinko – Comcast; Bob Koch – Comcast; Milton Jacobs – Comcast; Robert Burr – Comcast; Al Moreno – Comcast; Steve Makris – Comcast.

Steve to contact Consumer Consulting Group to advise that Comcast will be provider with a 5yr. contract and will check to see if WiFi is available at the front gate.

Steve Makris explained CCG fee agreement and what was accomplished by CCG.

Steve Makris made a motion to Strike out the 25% profit for CCG and replace it with 17.5% on the 2015 Contract with CCG, seconded by Dan Perez, all in favor and motion passed.

Brightview Contract was discussed.

Robert Burr made a motion to accept the Brightview Contract for 2022, seconded by Dan Perez, all in favor and motion passed.

Steve Makris went over line items on the Budget. Discovered an error, Management to correct and send back for review.

Steve Makris stated that the Community Center or Jupiter Town Hall will be the place for the Annual Meeting on December 16, 2021.

Palm Coast Professional Tree Service sent proposal for trimming palms. Entrance was completed, the rest would be done thereafter.

Robert Burr made a motion to sign and delay, til further notice, the trimming of the Palms, seconded by Milton Jacobs, all in favor and motion passed.

ADJOURNMENT:

With no further business, ***Dan Perez made a motion to adjourn the meeting, seconded by Milton Jacobs, all in favor and motion passed at 9:00 pm.***

Respectfully submitted by:

Tish Nelson, LCAM