

# *North Fork Property Owners Association, Inc.*

## **Board of Directors Meeting**

Thursday, November 18, 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:**

*Dan Perez made a motion to approve the October 2021, Minutes with corrections, seconded by Bob Koch, all in favor and motion passed.*

#### **TREASURER'S REPORT:**

Milton Jacobs gave financial report. In good standing.

Steve Makris went over the budget by line item. An increase in Line Item 7219, Landscape Extras, by \$3000.00 is needed. The cable contact was discussed. Steve explained the increase from 2021 & 2022.

*Bob Koch made a motion to approve the 2022 Budget with the increase of line item 7219 by \$3000., seconded by Milton Jacobs, all in favor and motion passed.*

#### **MANAGER'S REPORT:**

Tish Nelson read the Managers report. The East Fountain is still down. Advised Board that we were unsuccessful in finding a new company to take over the fountain maintenance. Steve Makris requested that Dan Perez contact Pinch-a-Penny to see if they would be willing to take on the maintenance. Dan Perez requested a list of the pool companies that Management reached out to. Management to also contact Bill Gilbert Electric to install a 230 volt outlet and install new pump for East fountain.

The fountain light on the West side is also out due to a buildup of corrosion.

*Dan Perez made a motion to replace light fixture in lake (pump under warranty) seconded by Al, all in favor and motion passed.*

*Dan Perez made a motion to install knobs on gates on the Amenity Gates, seconded by Bob Koch, all in favor and motion passed.*

#### **COMMITTEE REPORTS:**

##### **A:) Welcoming Committee:**

No new owners so far this month.

**B:) Landscape Committee:**

Nora Palladino sent report with photo to the Board and asked that Xioras be placed in the entrance on the west side by the call box due to the failure of Purple Showers.

***Dan Perez made a motion to accept the proposal from Brightview in the amount of \$1303.67 to remove the existing Purple Showers and replace with Xioras, seconded by Al Moreno all in favor and motion passed.***

Three proposals were presented by management for Tree removal at 130 North River Drive East.

***Dan Perez made a motion to accept the Proposal from Loyal Tree in the amount of \$1850, to remove the tree and stump grind at 130 NRDE., Seconded by Bob Koch, all in favor and motion passed.***

**OLD BUSINESS:**

Steve Makris stated that the Cable Contract was reviewed at the Attorney's Office and sent back to Comcast. A draft will be sent to Board with Comments when it gets closer to start date.

The Gate at the end of North Fork Drive is staying unlocked again, the lock and chain were broken or cut off. Management to contact Loxahatchee River District and get a lock put on with an agreement with LRD.

Nora Palladino to get with the TOJ regarding ownership of Long Shore and North Fork Drive and Steve Markis will post the resolution on the website.

Steve Makris stated the Truck Rule and Email Consent will be tabled for the next regular Board Meeting.

Steve Makris reminded everyone of the December 16, Annual Membership Meeting. Masks to be optional and Zoom would be an option as well.

**ADJOURNMENT:**

With no further business, ***Dan Perez made a motion to adjourn the meeting, seconded by Al Moreno, all in favor and motion passed at 8:56 pm.***

**Respectfully submitted by:**

*Tish Nelson, LCAM*