

# **North Fork Property Owners Association, Inc.**

## **2022 Annual Membership Meeting and Election of Directors**

Thursday, December 16, 2021, 6:30 PM

In Person & Via Zoom Videoconference

### **MINUTES**

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

**Management Present:** Tish Nelson, LCAM & Steve Chuilli, Senior Property Manager @ Capital Realty Advisors

Steve Makris called Meeting to Order at 6:46 pm

Review of the 2021 Annual Meeting Minutes resulted in some corrections.

***Mike P made a motion to approve the 2021 Annual Meeting Minutes with corrections, seconded by David McCallen, all in favor and motion carried.***

Steve Makris went over the Budget for review as well.

Steve Makris announced that there were Committee Member openings.

Nora Palladino & David Greaves gave the Landscape Report.

Dave Greaves gave report on Tract E.

Steve Makris explained the Exotic Invasives removal and TOJ Grant.

Nora Palladino gave Welcoming Committee Report.

Dave Greaves gave Street Lighting Project update.

Nora Palladino suggested that projects of repair of spalling, painting monument walls and cleaning of post lights be on a revolving schedule for 2022.

Dan Perez gave fountain update. Pinch-a-Penny to do the work and work with Association electrician.

Lake fountain was addressed as well.

Voting for Election was in. There was a tie between David Greaves and Bob Koch. David conceded to Bob Koch.

The Elected Members are as follows in no particular order: Steve Markris, Dawn Jacobs, Bob Koch and Sylvia Catanzarite. Dan Perez, Rick Martinko and Milton Jacobs will serve their remaining term to 2023.

### **ADJOURNMENT:**

***With no further business, Steve Chuilli asked for a motion to adjourn the meeting. Dan Perez made a motion to adjourn the meeting, seconded by Milton Jacobs, all in favor and motion passed at 8:40 pm.***

**ORGANIZATIONAL MEETING:**

Organizational meeting instructions were provided.

The meeting was called to order at 8:42 PM by Steve Makris.

***Rick Martinko nominated Dan Perez as Secretary, Dan accepted the nomination, seconded by Bob Koch, all in favor.***

***Milton Jacobs nominated Steve Makris as President, Steve accepted the nomination, seconded by Dawn Jacobs, all in favor.***

***Milton Jacobs nominated Dawn Jacobs as Treasurer, Dawn accepted the nomination, seconded by Dan Perez, all in favor.***

***Steve Makris nominated Milton Jacobs as Vice President, Milton accepted the nomination, seconded by Dan Perez, all in favor.***

Meeting to be held every third Thursday by Zoom, except for end of quarter, March, June, September and December which will be held in Person at the TOJ. Will try to get the recreation center as meeting place.

Manager to pull contract for Lake fountain. Representative Louis Palermo to talk to Board Members about life of a fountain pump.

Bob Koch made a motion to approve the new pump for lake, not to exceed \$2000, subject to meeting with representative, Milton Jacobs seconded, all in favor and motion carried.

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

Respectfully submitted by:

*Tish Nelson, LCAM*