

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Thursday, February 20, 2020

Old Town Hall – 1000 Town Hall Rd

Jupiter, FL

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:33 PM.

ROLL CALL:

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

Steve Makris, President; Milton Jacobs, Vice-President; Dan Perez, Treasurer; Robert Barr, Treas.; Bob Koch, Director; Al Moreno, Director. Marilyn Mull, the Secretary, was not present for the meeting.

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

MINUTES:

The Board reviewed January 18, 2020, meeting minutes. Robert Barr asked that his name be removed from January minutes because he was not present at the meeting. Dan Perez made a motion to approve the minutes. Robert Barr 2nd the motion, all in favor. January minutes were approved.

PRESIDENT'S REPORT (Steve Makris):

Steve Makris advised that there were no new community updates that warranted being presenting at this time.

TREASURER'S REPORT (Dan Perez):

Dan Perez commented on the fact that North Fork's budget is in great shape. Dan skipped over to the highlights of North Fork's assets to say we have \$153,252.93 and or assets in the operating account. We have \$270,431 in the pooled reserves. We have \$14,374 in other reserves and \$25,000 in assets, so there is a total of \$400,590 in all North Fork's accounts.

MANAGERS REPORT (Steve Desvernine LCAM):

The manager provided an update on the monthly activity; he started with Windstream services to explain that he has been in constant contact with several account managers trying to straighten out the inexcusably high invoices from Windstream. Steve Makris and the manager reviewed past emails to decipher that the phone service was cut off to both front gate call boxes back on October 29, 2019, and did not turn on the services until January 12, 2020. To our calculations, service was down for approximately two and a half months. The manager explained that

Windstream wanted to collect the monies from November, December, and part of January's invoice and then they would give us credit in our future monthly services. The Board said that paying for service not rendered was unacceptable, so the manager was asked to intervene and try to resolve the issues. The Board agreed to convey the authority to the property manager to act as the authorized representative for the POA and to be the primary contact person to make corrections to the Windstream account. Robert Burr then made a motion to approve Steve Desvernine, the property manager, to act as the authorized agent to negotiate any billing or contractual issues with Windstream. Bob Koch seconded the motion; all were in favor, the motion was approved.

The manager switched over to the violation report and said the residents have been receptive to, and have corrected their dirty roofs violations.

The manager then presented five different proposals to clean and maintain the two front fountain pools. After reviewing all five of the quotes, Bob Koch made a motion to approve Blue Diamond Pools as the fountain maintenance contractor. They've agreed to clean and maintain North Fork's two front fountain pools once a week for a total of \$100 per month. Dan Perez seconded the motion; all were in favor, the motion was approved.

Steve Makris asked the manager to start collecting proposals to replace Windstream as North Fork's callbox phone line carrier given that they are currently operating under Bankruptcy, coupled with the fact that they have failed to act in good faith with CRA to resolve the POA's billing dispute. Nora had reached out to the Comcast business division recently to get a bid to maintain our two phone lines; Comcast's proposal was \$167 with a \$200 installation charge. The manager contacted AT&T and asked for a quote. AT&T monthly service cost is \$150, and no installation charge. After a brief discussion, Dan Perez made a motion to approve the AT&T proposal; Milton Jacobs seconded the motion; all were in favor, the motion was approved.

COMMITTEE REPORTS:

A.) A.R.B. Committee Update (Ed Petuch):

Ed Petuch stood up and talked about all six of the A.R.B. applications reviewed before the meeting. Below is all the A.R.B. applications that were reviewed and approved.

- 112 Victorian Ln. - Paint A.R.B. application - was approved
- 154 N. River Dr. E. - fence A.R.B. application - was approved to re-locate their fence
- 116 Victorian Ln. - new front door A.R.B. application - was approved
- 134 Gothic Cir. - roof replacement A.R.B. application - was approved
- 137 N. River Dr. E. - landscape irrigation A.R.B. application - was approved
- 135 N. River Dr. E. - inground spa A.R.B. application - was approved
- 142 Victorian Ln. - pool restoration A.R.B. application - was approved

The manager agreed to follow up to send out the official approval letter letters on North Fork's behalf.

B.) Welcoming Committee (Nora Palladino):

Nora Palladino said there are only two new transactions that took place this month. The first one was for the renter on Victorian Lane, who said he may be renting to purchase. The next item, the Fritz down toward the end of Victorian Lane is a new couple, and they have a few months of renovations before the move in.

C.) landscape Committee (Nora Palladino):

Nora Palladino presented pictures and detailed explanations about the various landscaping issues throughout the community. She agreed to send a list of all the significant problems with pictures. Nora asked Steve Makris and the property manager to set a time and date that Nora, Kate, Steve Makris, and the property manager to walk the property together.

Unfinished Business:

A.) A.R.B. and Leasing amendments:

Robert Barr talked about his updates for the amendment changes and suggested the first mailing should be targeted to go out in late March/early April; 75% membership approval is required for the amendments to pass. Robert also mentioned that he'd like to use a limited proxy because once the amendment change and proxies are mailed out, he would like to get volunteers to go door to door to explain the intent of the amendment changes.

B.) Cable Project- Hotwire demo/meeting (Next Steps)

Steve Makris discussed meeting with Hotwire and visiting the facility to see their operations headquarters first hand. Steve Markris, Milton Jacobs, All Morone and Marilyn Mull were all driven down to the Hotwire Headquarters in Fort Lauderdale. Milton and Al stated that they were both very impressed with the facility, the technology involved with their services, and their headquarters is a hurricane-proof bunker, so the customers will never lose service during a hurricane. Steve Makris went on to talk about educating the community about Hotwire, but he was quick to say, this is a huge decision for everyone in the community. After much discussion, the board agreed to have one more meeting with Hotwire, where all homeowners would be invited to learn more about them and to ask whatever questions they may have. This meeting will be scheduled at a time and date to be determined later.

C.) SE ISLAND WAY WALL (Update)

Dan Perez informed the Board that there were no new changes, and he has not heard anything back from POA counsel.

Adjournment:

With no further business, a motion was made to adjourn the meeting at 8:45 PM, and second by all.