

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Thursday, April 16, 2020

Videoconference via Zoom

Jupiter, FL

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:32 PM.

ROLL CALL:

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

Steve Makris, President; Milton Jacobs, Vice-President; Dan Perez, Treasurer; Marilyn Mull, Secretary; Robert Burr, Director; Bob Koch, Director; and Al Moreno, Director were all present on the Zoom call. A quorum was present at the Zoom Board meeting. Also, in attendance was Steve Desvernine, LCAM Representing Capital Realty Advisors, Inc.

MINUTES:

The Board reviewed February 20, 2020, meeting minutes. Marilyn made a note of several corrections to be made by the property manager, once corrected Marilyn then made a motion to approve the minutes. Milton Jacobs 2nd the motion all were in agreement; the minutes were approved.

PRESIDENT'S REPORT (Steve Makris):

Steve Makris had no comments at this time and offered to allocate this time to the Community Survey discussion later on in the meeting.

TREASURER'S REPORT (Dan Perez):

Dan Perez commented on the fact North Fork budget is in good shape. Dan mentioned that the Step-Up CD at Bank Florida matures next month. Dan mentioned that there is approximately \$202,000 in the CD. Dan stated that he would contact the bank to see if a Step-Up CD is still available and once he gets this information he will notify the Board so a final decision can be made to keep the money at Bank Florida or move it to a different bank. The bank will give us 10 days to exercise the options available to us.

MANAGERS REPORT (Steve Desvernine LCAM): The manager provided an update on the monthly activity throughout the community. He started with the violation report and mentioned that the homeowners have been responding well to the violation letters, and there was only one open violation letter before tonight's Board meeting. The manager then gave a quick list of small projects he was able to complete:

- Bonnie Caroline, with the Town of Jupiter, reimbursed North Fork POA \$112.05 because of the closure of the Old Time Hall caused by the COVID-19 virus safety concerns.
- The manager contacted and met with Jupiter Plumbing to repair the East Side entrance pool plumbing.
- The manager is still trying to set up a time and date to meet with Gretchen Carr, the Natural Resources Coordinator for the Town of Jupiter.
- Steve Makris and the manager meet with Jupiter Plumbing. We are looking for a solution to fix the two front entrance pool float bowls permanently. This is an issue that needs to be fixed because there times the water in either fountain pool will continue to run and waste precious water and run up the ToJ water bill.
- The manager met with All-Electric to have him inspect and verify all the Westside circuit breakers, front fountain timers, and GFI's are working properly because the new pump stop working this past week.
- The manager called the Guardian Pool to have them come out and inspect the new fountain motor to find the reason it was not working. The motor was repaired and is back up and running again. The reason the motor was not working was caused by damage to the motor wiring harness was scrapped, so a wire was exposed.
- The manager collected pricing for bike racks so the kids can secure their bikes while they are at school.

COMMITTEE REPORTS:

A.) A.R.B. Committee Update (Steve Makris):

Steve M. provide a quick update in Ed Petuch's absense and mentioned that there are currently two open ARB applications:

- 123 Renaissance - submitted a hurricane shutters ARB application.
- 111 N. River Dr. E. - submitted an ARB application for solar panels.

B.) Welcoming Committee (Nora Palladino):

Nora Palladino said there are only two new transactions that took place this month. The first one was for 155 N. River Dr. E. is supposed to close on April 1, but could be on hold, because the new owners are still in New York. The was about a renter on 128 N. River Dr. W. has vacated, and the homeowners will be down shortly to live full-time on property.

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 is in close contact with Katie, the supervisor for BrightView landscaping, and are critiquing various issues with plants and bushes throughout the property. Nora presented pictures and several proposals from BrightView on new flowers and bushes to be installed at the front entrances and throughout the community.

UNFINISHED BUSINESS:

A:) Cable Project - Discuss homeowner survey:

Steve Makris submitted a draft survey to the Board for review prior to the meeting. Steve explained the details of the six-page survey and mentioned that the spirit of the survey was written in a way to be fair and impartial and to give the residents as much information as possible so the community can make the best possible decision.

Steve opened up the floor to the Board and several minor corrections were suggested. The Board was in agreement, subject to the corrections, that the survey was ready to be mailed out. Steve agreed to make the appropriate corrections and send an update to CRA within the next few days, with the understanding that CRA will print the survey, placed it in a self-addressed self-stamped envelope, and mail it out the w/o 4/27.

A.R.B. and Leasing Amendments:

Steve Makris spoke about the next step of the Amendments. He mentioned that Robert Burr was instrumental in preparing, presenting, and reviewing the amendment changes with the Association's legal counsel and that we have counsel approval to move forward. Steve and Robert discussed the timing of when to submit the amendment changes to homeowners. The Board had agreed several months ago to present it during Spring, but because of the Coronavirus, it was felt that it would be best to postpone the mailing until the Fall. Marilyn made a motion to wait until Fall before the Amendments are mailed out to the community; Bob Koch seconded the motion. A total of five Board members were in agreement to wait for the mailing until fall. In closing, Steve mentioned the documents are ready to go, and nothing should change, so the amendment project is on hold until a better time is available to present to the membership.

C.) SE ISLAND WAY WALL (Update)

Dan Perez informed the Board that there were no new changes, as North Fork's counsel recommended that we keep a low profile for a while to see what the property owners will do.

NEW BUSINESS:

A.) There is no new information to offer about the Town of Jupiter landscape exotic violation.

B.) BIKE RACK PROPOSAL:

Milton Jacobs talked about a new bike rack proposal so kids can lock up their bikes while away at school. He suggested putting the bike rack somewhere on the West Side entrance area because of the school bus turns around and parks to allow the kids to get off the bus.

Milton then presented two proposals to the Board to review. The first proposal was for a powder-coated five bike rack; the cost was \$285+ shipping. The next proposal was for a powder-coated seven bike rack; the cost would be \$345 plus shipping. Dan Perez mentioned he was not in favor of this bike rack. After a brief discussion, Robert Burr made a motion to approve the purchase of the powder black seven bike rack; Marilyn Mull seconded the motion, five were in favor of the motion, and Dan Perez was opposed.

Adjournment:

With no further business, a motion was made to adjourn the meeting at 8:41 PM, and second by all.