

North Fork Property Owners Association, Inc.
2019 Annual Membership Meeting and Election of Directors

Wednesday, December 18, 2019, 6:30 PM

Old Town Hall – 1000 Town Hall Rd

Jupiter, Fl

MINUTES

CALL TO ORDER:

Steve called the Pre-Annual meeting to order at 6:38 PM.

ROLL CALL:

In attendance: Steve Makris, Milton Jacobs, Dan Perez, Marilyn Mull, Robert Burr, Bob Koch. Randy Scheid was not present

MINUTES:

The minutes from the 2020 Annual Meeting were reviewed. Paul Wade, a homeowner, made a motion to approve the meeting minutes. The motion was seconded by Bob Koch. The meeting minutes were approved.

PRESIDENTS REPORT: (Steve Makris)

Steve Makris provided highlights of some of the key accomplishments from the various teams in 2019.

Steve commented on a few key objectives that the Board is planning to work on in 2020:

- Renegotiate the bulk cable contract with Comcast
- Evaluate competing cable proposals between Comcast and Hotwire
- The Street Lighting replacement project with Florida Power & Light
- ARB and Leasing amendment modifications to be presented to the membership for a new vote

TREASURERS REPORT (Dan Perez):

Dan Perez updated the Board and membership on the year-to-date spending, operating funds available and current reserve levels.

Information on the Westside amenities account was provided.

The Operating budget through November 2019 was reviewed with the membership, which included the spending level for the year with surplus funds available to be carried over into 2020. Most of the savings YTD came through re-negotiating contracts and/or new contracts for items such as holiday lighting, irrigation, and pressure cleaning.

Summary/overview of the approved 2020 budget was provided.

An overview of reserve funding level projected for 2020 was provided.

It was mentioned that the quarterly assessment increase for 2020 is below the national CPI index.

Dan fielded a question from the audience as to why the Board cannot give back money to the membership if there is a surplus in the operating account. Dan answered by saying that it is not possible to refund money back to homeowners since it is prohibited by the POA's By-laws. Therefore, any surplus funds must remain in the POA's operating account for the future benefit of all homeowners.

Call to Order:

Steve Chuilli, Senior Property Manager with Capital Realty Advisors, called the Annual Membership meeting to order at 6:50 PM. Steve C. declared there was no election because there were four director's seats open and four candidates to fill the four positions. Steve congratulated the new board members.

PROOF OF NOTICE: Proof of notice was presented by Steve Desvernine, the Property manager with Capital Realty Advisors, Inc.

Audit vs. Review: (Steve Makris)

Consideration in deciding between Audit vs. Review was discussed. Generally, the review is preferred as opposed to a full audit. All financials are available online. CRA has tight controls on financials. After tallying the votes, Steve Chuilli announced the memberships overwhelmingly approved a Review for 2019 finances.

A motion was made for a review of the 2019 finances instead of a full audit. Milton Jacobs seconded. Vote passed unanimously.

Unfinished Business: (Steve Makris)

Steve Makris reported that the Board is planning on working on two amendments to the governing documents in 2020. Steve turned the discussion over to Robert Burr, who provide a brief overview of the proposed amendments. The amendments relate to the following areas:

Leasing amendment

ARB provisions

It was noted that the results of the first membership vote on these amendments fell slightly short of the required threshold to pass. The Board feels that these amendments are important for the community and, therefore, would like to try to get enough additional votes on the second attempt, so the amendments will hopefully pass.

Dan Perez provide an update on The Moorings Wall on SE. Island Way. After a description of the issue, Dan made a motion to turn the matter over to POA counsel to get the attorney's opinion on how the POA should best respond to the homeowner's complaint. Robert seconded the motion, and all were in favor. The motion carried.

OLD BUSINESS:

A resident asked about the callboxes at the front gates and what progress has been made to repair the dead phone lines. The manager explained that he has been in frequent touch with Windstream to get updates. However, Windstream has been very slow to respond to any of the calls or emails.

ADJOURNMENT:

With no new business, Steve M. asked for a motion to adjourn the meeting.

Marilyn Mull made the motion. Dan Perez seconded, the motion passed unanimously.

Meeting ended at 8:42 PM.

After Board of Director Meeting

Organizational meeting directions provided.

The meeting was called to order at 8:50 PM by Steve Makris.

Dan Perez nominated Steve Makris for President. Rob Burr seconded.

Steve made statements regarding his role as president.

Motion carried unanimously for Steve as President.

Marilyn nominated Milton Jacob as Vice President. Dan seconded the Motion.

Steve nominated Dan Perez to Treasurer. Milton Jacob seconded.

Steve nominated Marilyn Mull for the secretary. Dan seconded.

The Board suggested to arrange to have the next BOD meetings on the third Thursday was discussed if possible, to meet on January 16, February 18, March 19, April 16.

The meeting adjourned at 9:15 PM.

Respectfully Submitted by Steve Desvernine, LCAM
On Behalf of the Board of Directors.

APPROVED