

North Fork Property Owners Association, Inc.

Board of Directors Meeting

Thursday, June 18, 2020

Videoconference via Zoom

Jupiter, FL

MINUTES

CALL TO ORDER:

Steve Makris called the meeting to order at 6:38 PM.

ROLL CALL:

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

Steve Makris, President; Milton Jacobs, Vice-President; Dan Perez, Treasurer; Marilyn Mull, Secretary; Bob Koch, Director; Al Moreno, Director, and Robert Burr, Director. Also, in attendance was Steve Desvernine, LCAM Representing Capital Realty Advisors, Inc.

There were 36 homeowners present at tonight's Board of Director's Zoom meeting.

MINUTES:

The Board reviewed the May 21, 2020, meeting minutes. Marilyn suggested to correct Bob Koch's last name, it was misspelled. Steve M. asked the manager to correct the misspelling of Dan Perez's last name. The manager agreed to correct both spelling mistakes. Marilyn made a motion to approve the minutes and Bob Koch seconded the motion, and all were in favor, May 21 minutes were approved.

PRESIDENT'S REPORT (Steve Makris):

Steve Makris mentioned that, in the interest time, he would defer this 5-minute time slot, as there was nothing new to report, to allow more time for the cable project discussion later in the meeting.

TREASURER'S REPORT (Dan Perez):

Dan Perez provided very brief update, in the interest of saving time. He said the North Fork budget is in good shape. We are slightly over income for the month, slightly under on expenses. Dan then gave a quick mention the paperwork is now complete and signed for the Bank Florida money market account.

MANAGERS REPORT (Steve Desvernine LCAM): The manager provided an update on the monthly activity throughout the community. He mentioned there was not a lot going on at this time. He issued several violation letters for dirty roofs and a white pickup truck parking, and a Mercedes commercial van illegally parked on the Westside, but the community looks good. The manager mentioned that he needed to terminate Blue Pools service agreement on the fountains because they damaged the electrical cord to the brand-new pump.

NEW BUSINESS / CORRESPONDENCE:

- My last contact with Gretchen Carr from Town of Jupiter about our exotic violation was April 15 during the pandemic, and she was working out of her home. She followed up with an email stating that all T.O.J. employees were working out of their homes, and she would reach out to me to set up an appointment for a teleconference to talk about North Forks exotic issues. I tried to contact her last Friday morning, but she is on vacation until June 2.
- The manager has also met with two pool cleaning contractors. Jet Plumbing, ty and talked to Blue Diamond pools, and Guardian Pool to get a proposal to replace and install new float bowl devices on the fountains but have not heard back from either one despite a phone call and email for them to respond.
- The manager has also contacted a handyman to arrange to install the inground bike rack.
- The manager also counted and recounted the North Forks community survey and reported it to the Board of Directors on an ongoing basis.
- After a quick review, Bob Koch made a motion to **APPROVED** the Triple-M-Brick proposal, Milton 2nd, the motion, and all were in favor of have Triple M lift and remove 175 Sq. Ft of uneven pavers, cut and remove the roots causing the brick pavers to be uneven, and eliminate the safety hazard.

COMMITTEE REPORTS:

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

Steve M. asked if Ed Putuch was present for the A.R.B. report, but he was unable to make tonight's meeting. Steve then provided a summary of the addresses where there are open ARB requests.

B.) Welcoming Committee (Nora Palladino):

Nora Palladino said there was nothing new to report, as there were no new home sales this month..

C.) Landscape Committee (Nora Palladino):

1. Nora Palladino started by saying the month of May is when the landscapers start to cut the grass and blowing the common areas every week. She mentioned that the hedges would be trimmed around the 20th of every month. Nora said she has been working closely with Katie, and BrightView is doing a much better job paying closer attention to the details for North Fork, and the property looks better because of it.
2. Nora then went on to give a list of different options available to the Board to update and improve the landscaping with new and various types of flowers, with the hope these flowers will be more resilient to weather conditions. After a discussion between the board members, Marilyn Mull made a motion to accept the landscape committee proposals, as is, and Bob Koch seconded the motion, all were in favor. The Board approved the motion.
3. Nora went on to talk about soliciting proposals to trim the street oak trees within the community. She said she'd get quotes from several tree cutting professionals.
4. The Board then thanked Nora for her hard work and dedication to improving North Fork's landscaping.

UNFINISHED BUSINESS:

A:) Bike Rack Update: Milton Jacobs gave a quick update on the new bicycle rack for the entrance. Milton mentioned that the location has been selected on the Eastside and that it will be installed once the necessary extension mounting brackets are finished being fabricated.

B:) S.E. Island Way border wall:

Dan Perez said there is no update at the time of this meeting

B:) Town of Jupiter Landscaping / Exotics Vegetation violation

The property manager mentioned he had been playing phone tag with Gretchen Carr with the Town of Jupiter and mentioned there was not going to be a face-to-face meeting due to the COVID-19 pandemic. Any meetings would have to take place over Zoom or WebEx.

C:) Cable Project - Status Update:

Steve Makris gave a brief timeline overview of the POA's Cable Project (listed below). Steve provided a summary of the results of the May 2020 non-binding community survey, which included a total of 103 responses, with 48 in favor of Hotwire, 45 in favor of Comcast, and 10 for debulking. Steve recapped that the Board had voted 6-to-1 to approve the Hotwire proposal at the May 21 BOD meeting.

Steve mentioned that he felt the Board had done everything it possibly could have to communicate the specifics, including the pros and cons. of both the Comcast & Hotwire proposals to homeowners throughout the project. This included holding a total of 15 meetings (4 of which were Special Meetings, the rest were regular monthly Board meetings) and sending out numerous eBlasts to the community with information and updates addressing resident's questions and concerns.

Below is a chronological timeline overview of North Fork's Cable Project:

- **May 2019** – Board engaged an outside consultant (CCG) to educate/advise the Board on the current telecommunications landscape and options available.
- **July 2019** – CCG sent out Request for Proposals (R.F.P.'s) to 9 different providers.
- **August 2019** – CCG received 2 proposals (Comcast & Hotwire) back and 7 providers declined to bid. Comcast & Hotwire proposals were sent to the Board for review.
- **November 2019** – Cable T.V. / Internet Town Hall meeting was held with Board, CCG, and Homeowners (~30-35 homeowners attended).
- **January 2020** – Board (4 members) met with Hotwire onsite in Ft. Lauderdale to discuss their proposal and tour their Operations and Call Center.
- **March 2020** – Videoconference meeting was held with Comcast to discuss their proposal and ask questions (~20 homeowners participated).

- **April 2020** – Videoconference meeting was held with Hotwire to discuss their proposal and ask questions (~ 30 homeowners participated).
- **May 2020** – Community Survey took; results were reviewed & published.

Steve Makris expressed a concern that the Board had received some disparaging comments via email from a few homeowners.

A few examples of the comments received were provided as follows: "the Board's minds were already made up before the vote", "there was favoritism by the Board and there was a bias toward a certain provider", "the voting process was not done right", "we were duped".

Steve M. followed up by saying the Board took exception to the unwarranted comments, as the Board went out of its way to try to keep everyone informed on the progress throughout the project by tracking all the activities, holding multiple open Board meetings, sending numerous eBlasts, etc. Marilyn Mull commented that there were seven different eBlasts that were sent out to update the community to ensure the Board was as upfront and transparent as possible. She also commented that the Board received minimal input / feedback from homeowners early on in the project and that most of the input received came toward the end.

With that said, Steve M. commented that the Board had also received some very troubling and offensive comments from a few homeowners over the past several weeks and proceeded to read the comments in the meeting so everyone in attendance could be aware of what had happened (no names were revealed):

- 1.) It seems like a self-serving Board's decision misled homeowners.
- 2.) A no-disclosure Board is more dangerous to our community than a ridiculous 10-year contract.
- 3.) We feel the Board has not acted in the best interest of the community, but in the best interest of the Board members themselves.
- 4.) I do not know who on the North Fork Board is receiving a payoff to push Hotwire down our throats.
- 5.) How stupid are you people?
- 6.) How do you sleep at night?
- 7.) The Board is a bunch of Nazis.
- 8.) I hope Covid19 visits your household.

As a side comment, Steve M. said that several Board members were considering resigning from the Board due to the way the Board felt it was being treated from some homeowners as a result of the cable project.

Steve went on to say that the Board is comprised of volunteers who give their time to try to help improve the community and do not expect to be mis-treated in return.

Marilyn Mull further explained the Board's thought process on the vote that was taken in May by saying that the Board had received as many positive comments about Hotwire as they did negative remarks about Comcast. So, to the Board, it was quite even throughout the entire process. The Board heavily weighed what it had learned during the due diligence process with Hotwire, as well as the fact that their

proposal entailed an upgrade to the cable infrastructure, which the Board felt was very desirable and beneficial to the community for the future.

Dan Guisinger, a homeowner, introduced himself and advised that a petition was sent to the Board (President and Secretary) and property manager asking that the Board reconsider the Hotwire decision. Steve Makris acknowledged for the record that he had received the petition in the mail on 6/16. Dan Guisinger then read/explained the contents and concerns as laid out in the petition, and further stated that the petition was signed by 69 homeowners.

It should be noted that the Board had not had enough time to thoroughly review the petition - nor verify the signatures - prior to the BOD meeting, as it had just received it two days before the meeting.

Steve Makris commented that he and the Board fully respected the petition process, however, they only wish that those homeowners who have concerns would ask to meet with the Board first to express their concerns and try to work through them proactively, rather than airing them on NextDoor, which can cause a situation to become inflamed. It was suggested, by a homeowner in attendance, that in the future if a North Fork homeowner wants to use NextDoor to voice an internal concern, that it should be marked for distribution to North Fork residents only, not to all surrounding communities, as we don't want to "air our dirty laundry" and give anyone a negative impression of North Fork.

Steve Makris stated that his key takeaway from the petition itself was that there were two main concerns being voiced: (1) the 10-year term of the Hotwire contract was felt to be too long, and (2) the safety concern regarding Covid-19 and having Hotwire employees work inside homeowner's homes.

Robert Burr questioned Dan Guisinger about what exactly he meant by the statement that was included on the petition, which all 69 homeowners had signed, that read: "Overall, we feel that the BOD has acted not in the best interests of the community, but in the best interests of the Board,...". Dan Guisinger was unable to explain what he meant by that statement, despite Robert Burr repeating the question to him several times.

After some discussion by all in attendance about the concerns expressed on the petition, Dan Guisinger made a motion asking the Board for a response to the petition.

Robert Burr advised that since this was a Board meeting and not a Member's meeting, members may not make motions.

Steve Makris agreed, as a next step, to go back to Hotwire to see if they would be willing to offer the POA a shorter term contract and said he would provide an update at the next BOD meeting (7/16). Steve committed that, until that question was at least asked and answered, the Board would not sign the Hotwire contract. Steve said he would also inquire of Hotwire to see if there was anything more they could possibly do, beyond following their official **Covid-19 Response** (which meets CDC and WHO recommended safety guidelines and was shared with all homeowners), to further mitigate the Covid-19 concern with respect to their employees working inside of homes.

Adjournment:

With no further business, a motion was made to adjourn the meeting at 8:38 PM, and second by all.

APPROVED