

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

**Board of Directors Meeting**

Thursday, July 16, 2020

Videoconference via Zoom

Jupiter, FL

**MINUTES**

**CALL TO ORDER:**

Steve Makris called the meeting to order at 6:36 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 32 homeowners present at tonight's Board of Director's Zoom meeting.

**MINUTES:**

The Board reviewed the June 18, 2020, meeting minutes. Marilyn made a motion to approve the minutes as they are. Bob Koch seconded the motion. All were in favor. The 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. Dan then gave a quick mention the paperwork is now complete and signed for the Bank Florida money market account. We are now depositing all our new reserves into the Valley National Bank . He said that he is watching the \$250,000 FDIC insurance limit and based on the money deposits currently, it will be 15 months before we hit the limit. Dan also mentioned he has received the preliminary 2019 tax returns from the auditor, and that, Steve, and he will review the finance financials from last year.

**MANAGERS REPORT (Steve Desvernine LCAM):**

The manager provided a quick 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 violation letter to a white pickup truck parking in the driveway, and a Mercedes commercial van illegally parked on the Westside.

- The manager sent the signed agreement to Jet Plumbing to install the two Muller auto-fill for the East & West side fountain pools. As an update, I spoke to the owner Wednesday afternoon, and he said he is still waiting to receive the two auto-fills valves from their distributor.
- Pool Pro's, (the new front water fountain pool cleaning contractor) was out Wednesday afternoon to start cleaning of the disciple. He was not able to finish the pool cleaning yesterday, but they will be back out Monday to complete the acid wash of the Eastside fountain pool. This was part of the agreement before signing the agreement with North Fork.

- The manager contacted Guardian pools (again) to get an ETA when the motor will be rebuilt. The back story is Guardian pools pulled the motor out about a month ago to repair the electrical cord damaged by Diamond pools. Guardian Pool works closely with Bill Gilbert electric, so both electricians were working together to rewire the new fountain motor. Update as of Wednesday, both electrician were unable to repair or splice the power cord to the motor. the power cord was sliced so close to the pump there is not enough wire to make the connection to even test the pump. At this point I do not have an ETA when the motor will be reinstalled for the West side pool fountain.
- All Coast Electric was out to replace (9) 4-watt LED up-lights, and he installed three new photocells at the front entrances so entrance lights will now tum off during the daytime. .
  - North Fork handyman was out approximately two weeks ago to install new electrical covers on for boxes by the front entrances. He replaced eight entrance streetlights. He scraped off bubbled paint, wipe the area clean with denatured alcohol, primed and repainted many areas of the front entrance walls. He also re-secured three front entrance bench legs to the brick pavers by using 1¾ by 1/4-inch self-tapping stainless fender washer. He looked to put asphalt on the hole in the cull-de-sack by the Westside, but he or I could not find the hole in the asphalt.
- The manager awarded E&M Pool Plasters with the agreement to re-plastering the Westside water fountain pool. The earliest date they could start the project would be toward the end of August. I asked the owner if they could squeeze us in, in case something happens to the schedule. She agreed but added that its summer and their busiest time of year. Plus, they are playing catch up for 3 months of COVID, which did not help their schedule. I will continue to monitor E&M for any schedule updates.
- The property manager also contacted three different tennis suppliers to get an estimate to remove and dispose of the old nets, and reinstall two new nets for North Fork's tennis courts. Please reference the proposal only supplier who would submit a proposal.
- The manager was sick and in quarantine for over 10-days because if Coronavirus flu symptoms. He was tested for the Coronavirus. The test resuJts came backNegative.

## **NEW BUSINESS / CORRESPONDENCE:**

### **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 ARB applications presented this month and pre-approved by the ARB committee.

134 Gothic Cir.- brick driveway and entrance walkway replacement ARB application - approved.

122 Victorian Ln.- hurricane impact window ARB application - approved

139 Victorian Ln.- hurricane accordion shutters & 1 impact front door ARB application – approved

125 Masson Cir. - paint exterior of home ARB application – approved

138 Victorian Ln. - paint exterior ARB application -type space approved

138 Victorian Ln. - landscape addition of hedges ARB application – approved

131 N. River Dr. E. - new roof ARB application – approved

#### **Welcoming Committee (Nora Palladino):**

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

#### **B.) 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 20<sup>th</sup> 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.

### **UNFINISHED BUSINESS:**

#### **A:) 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**

Steve Makris gave a brief update on the exotic vegetation removal from the farside of the Eastside lake. Steve and Nora met with Florida Best to get an estimate to remove the exotic vegetation. Florida Best specializes in exotic removal, they walked around part of the property and verified the area was in fact covered with exotic vegetation, especially Brazilian peppers. Steve mentioned that at one time the Association was cutting 20 feet of the shoreline, but the Board of Directors stopped that in order to save money. He then said that because it had not been maintained in 15 years it was overgrown by exotic vegetation. So, Steve believes we could partner with the Palm Beach County and asked them to clear out the entire lot, and they can bill us for our share of the property cleared out. The other alternative is to have a local company come out and clear cut 20 or 30 feet from the lakes edge. Steve mentioned that we are in contact with the Town of Jupiter to let them know that we are working on the situation, and about to make a decision soon.

#### **C:) Cable Project - Status Update:**

Steve opened by saying he'd like to take the five minutes he forfeited earlier to give a different perspective from the board point of view.

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.

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 reponse 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.