

Secretary's Board Meeting Highlights
August 18, 2022

CALL TO ORDER

Steve Makris, Association President, called the meeting to order at 6:24 PM and provided a brief review of the agenda topics to be covered. The following Board Members were present: Steve Makris, Dawn Jacobs, Dan Perez, David Greaves and Bob Koch. Milton Jacobs joined the meeting a few minutes after it began. Property manager, Robert Ireton Hewitt was also in attendance.

MINUTES: A motion was made by Dawn Jacobs, seconded by Bob Koch to approve the July minutes as submitted. The motion was unanimously approved.

PRESIDENTS REPORT

The President welcomed our new Coastal Property Manager, Robert Ireton Hewitt to the Board and membership. He also announced that Wi fi access was now available in the immediate vicinity of the Community East and West entrance gate areas and can be accessed using the IP address ["theshed"](#) and password ["northfork"](#).

TREASURERS REPORT

Treasurer Dawn Jacobs provided a summary of the Capital Reserves and Operating Plan performance noting that the financial outlook is favorable. She also advised that the 36-page detail financial document previously included in the board package is now available through the Coastal Property Management on line Portal.

MANAGERS REPORT

Due to the brief period of time the property manager has been in place there was little to report regarding violations and member initiated ARB Projects. The property manager provided an overview of the status of the transition from CRA Property Management to Coastal Property management.

COMMITTEE REPORTS

Infrastructure: David Greaves provided an overview of the results of the Street Lighting Committee research including lease and purchase options and the possibility of adding new lights in the cul de sac areas. He also provided a brief status review of the infrastructure committee's Operating Hand Book being developed plus a plan to repaint the community's exterior common area walls.

Street Trees: A decision was made to notify Palm Coast Professional Tree Service that unless the pruning of the Street Trees was completed within a week the contract would be cancelled. Association Property Manager was asked to inform Palm Coast of this decision and contact Loyal Tree Service and Timber Tree Company for their prices and availability.

Welcoming Committee: Two Westside homes are listed for sale at a price of \$1.3 and \$1.8 million.

Town of Jupiter Neighborhood Matching Grant Program: Dan Perez advised the Board that the project had been completed and submitted to the Town for final approval.

Tract E Betterments Status: The President advised that he reached out to Association Counsel regarding his prior position on the Betterments restriction and confirmed that counsel's position had not changed. He also spoke to Barret Cruise, TOJ manager of Natural Resources and confirmed that, due to the location of Tract E, not on a public road, the actions taken thus far by the Association satisfied all obligations regarding the Town's 2020 violation notice.

Documents Committee: Dan Perez provided a brief overview of the final proposed amendments to the Declaration of Covenants package. The target schedule for mailing the proposed amendments to the membership is mid-September 2022.

Amenities Committee: No report

New Business

Dawn Jacobs introduced the topic of the Holiday lighting contract and possible options to lower the cost. No decision was made at this time.

Dan Perez made a motion to adjourn the meeting at 8:28 PM, seconded by Dawn Jacobs and unanimously approved.

Respectfully submitted,
Dan Perez Recording Secretary