

North Fork POA Track E Betterment Vote

5/16/22

Why we are here:

- A parcel of land – Tracks E which borders the pond facing 29 homes on the east side of North Fork – was impacted by the removal of “exotic” vegetation required by the Town of Jupiter
- Removal of this ‘exotic’ vegetation on Track E eliminated much of the “perimeter” vegetation which created a barrier between communities (North Fork and Prado, North Fork and the Preserve, North Fork and SE Island Way).
- This track had not been “developed” under our masterplan, i.e. landscaping and/or planting of this track has never existed
- As such, installing landscaping/planting in this track to re-establish the “barrier” is defined as a “betterment” in our documents, requiring a community vote to approve spending greater than \$12K

What is a “betterment”?

- In simple terms, a “betterment” is described as “adding something that did not exist before” and “is not required”. Spending for “betterments” over \$12k from our Cap Reserve fund requires a majority vote of the members present at a duly called meeting.

“Betterments, which shall include the funds to be used for capital expenditures for additional improvement to the Common Property; provided, however that expenditures in excess of \$12K from this fund for a single item or for a single purpose shall require the vote of a majority of the members present at a duly called meeting.” (North Fork By-laws page 34)

Track E Location:

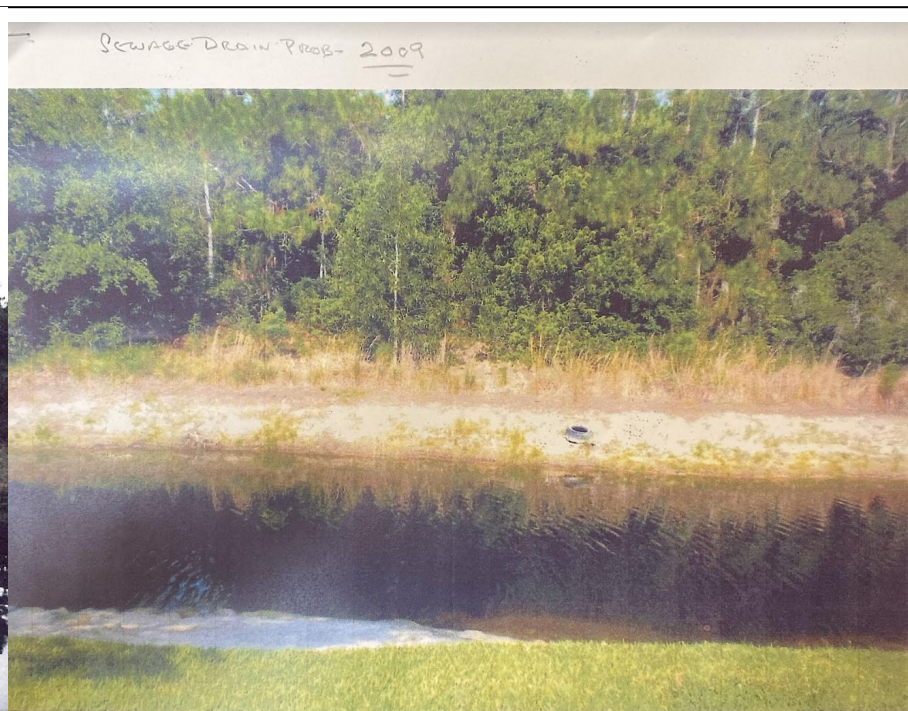
- Track E include 2200 linear feet bordering the pond facing 29 homes on the east side of NF, creating a barrier between NF and Prado, NF and Pennock Preserve and NF and SE Island Way.
- This track is considered common area and is intended for the use by the entire community.



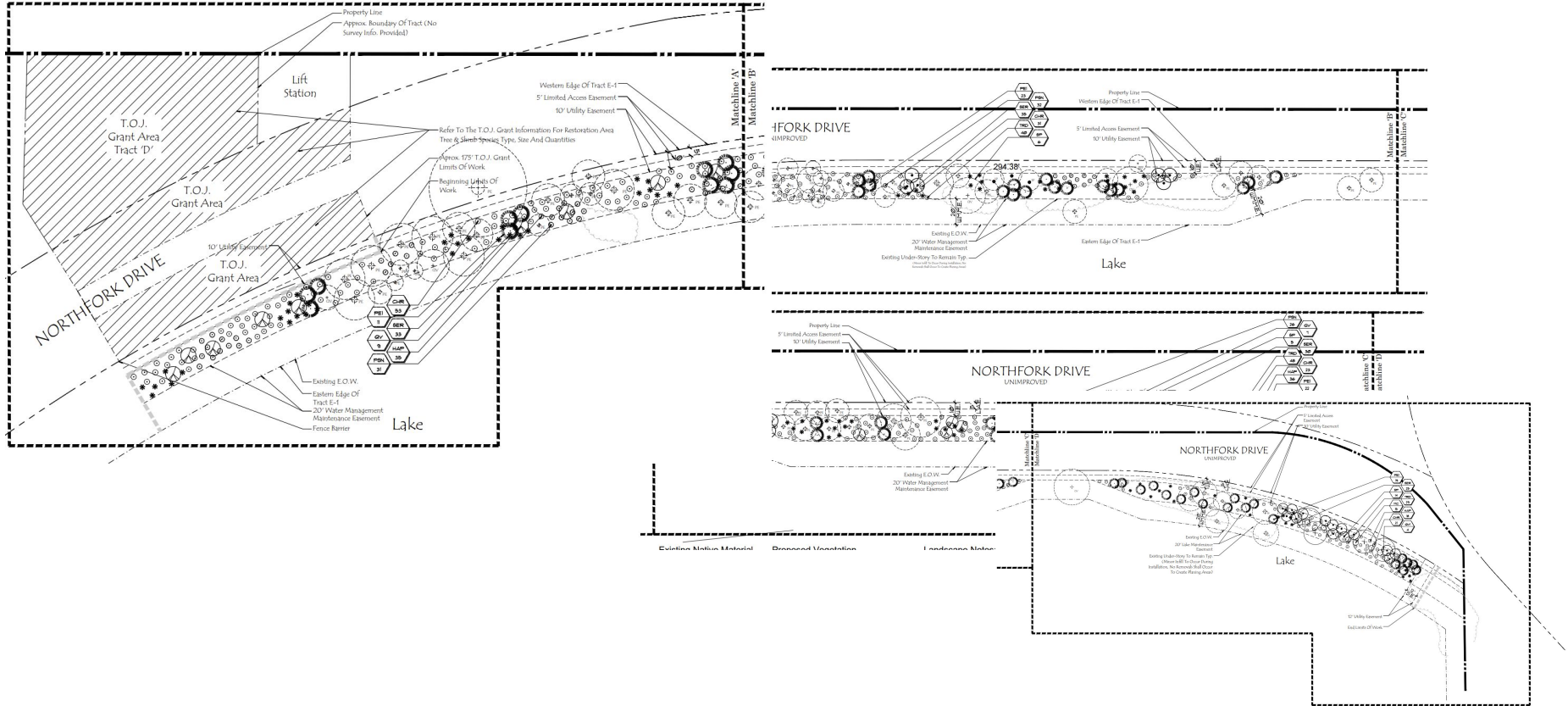
Track E – What did it look like?



Track E Over Time (2005 – 2009)



Track E Plan



Track E Costs

TRACK E (2021/2022)	Operating	Cap Res
SPENT TO DATE		
Removal of Exotics	\$ 17.0	\$ -
Area Clean Out	\$ 2.6	\$ -
Plan Conversion to CAD	\$ 0.4	\$ -
Quarterly Spraying	\$ 1.0	\$ -
Landscape Architect Plan	\$ -	\$ 4.0
TTL as of 4/22	\$ 21.0	\$ 4.0
PROPOSED		
Landscaping	\$ -	\$ 29.0
Temporary Irrigation	\$ -	\$ 9.8
TTL PROPOSED	\$ -	\$ 38.8
TOTAL PROJECT COSTS	\$ 21.0	\$ 42.8

Community vote required for 'Betterment' of Track E
Expense exceeding \$12K

- Costs for Track E have primarily been paid out of the Operating Budget with the majority of that expense = the removal of exotics (\$17K) required by the Town of Jupiter in 2020
- An additional \$38.8K in spending for Track E is up for membership vote for a total Track E expense of \$42.8K
- Depending on the ability to extend the deadline for completion, NF qualifies for \$3K in funding from the Town of Jupiter for Track E which would reduce our overall investment

Where are we with our Cap Reserve:

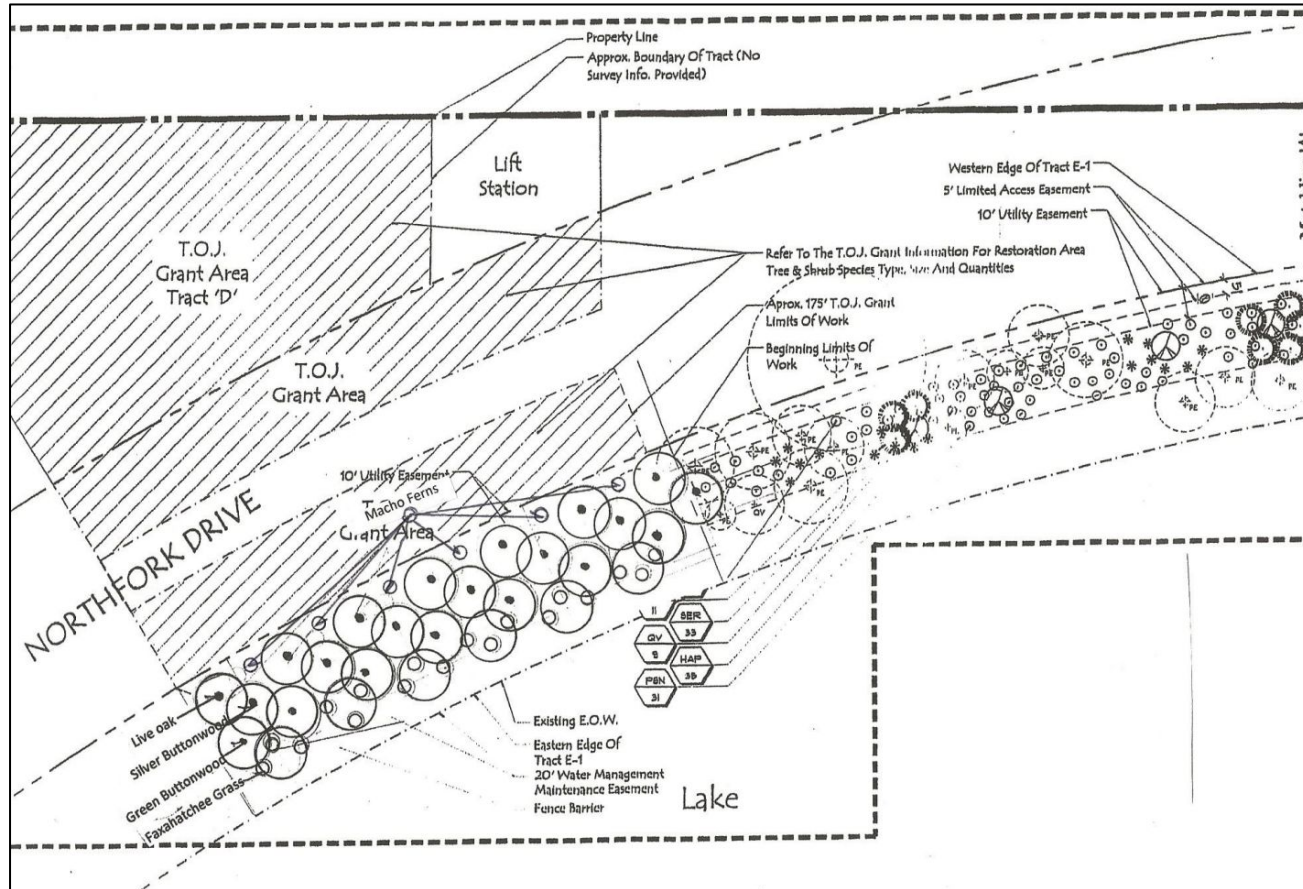
- NF was founded in 1989 – over 30 years ago.
- Since its inception, Cap Reserve funds have been accrued to address critical infrastructure items as they “age out”. These funds are used **only** for items that do not occur annually.
- Major spending occurs about every five (5) years: 2013/14 – entrances; 2017/18 – roads.
- Our next major expense for 2022/23 will be replacement of our street lighting, along with drain system cleaning, perimeter wall repairs, sidewalk grinding, etc.
- Our current funds stand at \$314K with a \$65K contribution this year

[illegible]

Track D/Town of Jupiter

- TOJ Matching Grant plan is designed to provide a complete solid visual buffer between the homes on/near Victorian Lane and the paved NF Drive and Lox sewage lift station.
- Plan submitted to TOJ totals roughly \$10K (landscaping + temporary irrigation) – TOJ will contribute 50% of the cost.
- Plantings will include multiple rows of zero maintenance trees and shrubs
- Completion deadline has been extended to 8/30/22 to receive the TOJ funding.

Track D/Town of Jupiter



Questions: