

# NORTH FORK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 18, 2006 at 7:30 pm

(Bristol Management Services Offices)

**QUORUM:** Natalie Guthrie, Allan Kalfin, Carola Brdlik, Terry Bader, Gary Lichter, Dan Guisinger and Angela Vesilov were present. Carolynne Casale represented Bristol Management. Those members present determined a quorum of the Board.

**CALL TO ORDER:** Natalie Guthrie called the meeting to order at 7:40pm.

### **APPROVAL OF PREVIOUS MEETING MINUTES:**

Carola Brdlik made a motion to accept the minutes from the meeting held on Wednesday, November 16, 2005 as presented. The motion received a second from Dan Guisinger and was unanimously approved by the Board.

### **FINANCIAL REPORT:**

Carola Brdlik advised that the financials, as reported by Bristol Management, were approved with a correction to the West side amenities account.

**MANAGER'S REPORT:** See attached.

### **OLD BUSINESS:**

**Sidewalk Accident Settlement:** The Board requested that the letter to Mrs. Mull be rewritten to include a "hold harmless clause for the Association, the Directors and the Association's insurance company."

**Fountain Lights:** The estimate received from Superior Waterway (\$2,700) was to replace all the lights in the fountain. The board would prefer to get an estimate on repairing the existing lights, since the lights are still functioning, but need some new parts. Gary Lichter volunteered to check with someone he knows who does electrical work.

**Basketball Hoop Repair:** The estimate received from Papico (\$6,375) was to replace the existing basketball board, rather than repair it. Terry Bader suggested that Bristol contact a welder who may be able to repair the basketball stand, rather than replace it.

**Kavanaugh Landscaping Issue:** The Board has requested Bristol Management to send a letter to the Kavanaugh's advising them that they will pursue this landscaping issue with the new owners, at the time of resale. A condition in the Estoppel will state that said landscaping will have to be modified to meet the Association's guidelines within 60-days after the date of sale of this property.

**NEW BUSINESS:**

**Oak Trees** – The Board discussed the fact that many of the oak trees in the community that were lost in the hurricanes have not been replaced. The original standard called for three oak trees along each lot, though due to the actual configuration of some lots, there were less than three trees originally planted on some of these properties. In order to ascertain the tree count within the community, Mike Whalin, along with Dan Guisinger have volunteered to perform a survey of the oak trees in the community and report their findings to the Board.

**Adjournment:**

With no other business to come before the Board of Directors, a motion was made by Dan Guisinger to adjourn; Angela Vesilov seconded this motion. The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

*Carolynne Casale*

Carolynne Casale, LCAM  
For and on Behalf of the Board of Directors

Approved on: \_\_\_\_\_