

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, June 21, 2006 @ 7:30 Pm
(Bristol Management Services Offices)

QUORUM: Natalie Guthrie, Terry Bader, Allan Kalfin, Carola Brdlik and Gary Lichter were present. Angela Vesilov and Dan Guisinger were absent. 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 7:45 pm.

APPROVAL OF PREVIOUS MEETING MINUTES:

Terry Bader made a motion to accept the minutes from the meeting held on Wednesday, May 17, 2006. This motion received a second from Natalie Guthrie and was unanimously approved by the Board.

FINANCIAL REPORT: Carola Brdlik advised the financials were accepted as stated by Bristol Management. Carola requested that Jodi look into the delinquent charges of less than \$1.00 and remove same from the ledger; letters needed to be sent to all delinquent owners, along with late fees.

Natalie Guthrie requested that the statement: "A voluntary donation of \$2.00 toward the Social Committee would be appreciated" be reinstated on all quarterly invoices.

The Board also suggested that Bristol Management mail a statement to those residents who pay via direct deposit to ensure that they receive the quarterly newsletter and other enclosures that may be included in quarterly billings in the future.

MANAGER'S REPORT: attached.

OLD BUSINESS:

NPBCID – Equalizer Pipes:

The pipe that was found crushed from tree roots was found to be the responsibility of PBC, as it provided drainage for the county road. Bristol Management will contact Ken Roundtree and O'Neal Bardin to obtain a status report on this project.

Rules & Regulations – Truck Decision: Legal counsel verified that the matter of trucks parked anywhere but the garage overnight was not an amendment issue, as it was not contained in the Associations documents. Since this item was covered in the Rules and Regulations which the Board of Directors is permitted to amend, per the Declaration, any change in these rules can be voted on solely by the Board.

A motion was made by Allan Kalfin to maintain the current rules concerning truck parking in the community; the motion was seconded by Natalie Guthrie and voted six to one. Gary Lichter wanted it on the record that he was against the motion.

Amendment to Documents – West side amenities: This item was tabled until the west side community could be polled as to whether or not this amendment should be pursued.

Streetlights along North Fork Drive: The Town of Jupiter rejected the community's request to have streetlights installed along the west side of North Fork Drive stating that they didn't feel it was required at this time. However, they would consider this request when preparing next year's budget.

It was suggested that volunteers prepare a petition and obtain the signatures of all homeowners in the North Fork community to present to the Town of Jupiter in order to include the streetlight installation in their 2007 budget. Gary Lichter, Natalie Guthrie and Phil Smillie agreed to procure the signatures.

West Side Landscaping Additions: Terry Bader will obtain a proposal from Shawn Loft of Professional Tree Service to grind the multiple pine tree stumps located in front of the tennis and basketball courts and they have sod laid on these areas. Additional landscaping will be considered on the cul-de-sac island after this work has been completed.

NEW BUSINESS:

Painting Proposal: Bristol was requested to obtain a proposal from American Painting Corp. to paint all the maroon items (lettering, lamp posts, mailbox posts and the chains on the ballast posts).

North Fork Website: The North Fork website is up and running and contains all pertinent information of the community including: all documents, ARB forms, newsletters, meeting minutes, etc. Natalie Guthrie requested that the September 2001 updated Rules & Regulations be included as well.

Fining/Violation Compliance: Since the North Fork documents do not permit fining, legal counsel was consulted for alternatives to fining in order to assure compliance to the rules and regulations. It was recommended that letters be sent to owners stating the violation and a time period in which to resolve the matter. At the end of this period if the matter was not resolved, a second letter should be sent advising that they had "x" number of days to bring the matter into compliance before legal action was taken by the Association. If, after this time frame nothing had been done by the owner to resolve the matter, all documentation would be turned over to legal counsel for their action. A letter would be sent by the Association's attorney in an effort to resolve the matter; however, failure to settle the dispute may result in mediation, as required by the Florida Statutes.

Fountains Shut Down: A motion was made by Natalie Guthrie to shut down the fountains until the rain filled up the lakes; the motion was seconded by Carola Brdlik and unanimously passed.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Carolynne Casale

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

July 19, 2006

Approved