

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

**Wednesday, May 17, 2006 @ 7:30 Pm
(Bristol Management Services Offices)**

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

Dan Guisinger made a motion to accept the minutes from the meeting held on Wednesday, April 19, 2006. This motion received a second from Terry Bader and was unanimously approved by the Board.

FINANCIAL REPORT: Carola Brdlik was not present to make her report.

MANAGER'S REPORT: attached.

OLD BUSINESS:

NPBCID – Equalizer Pipes:

Shenandoah (subcontractor for the District) has completed the installation of the new equalizer pipes. It was reported that there was a pipe found belonging to the association that had been crushed from tree roots. Shenandoah replaced this pipe for the Association and will bill them accordingly.

Preserve: since the savings of taking over the preserve maintenance was meager, at best and the responsibility to report to various government agencies would have been very time consuming and costly, the NPBCID was notified that the Association would not be taking over this responsibility. Subsequently, we received notification that the Association received a 6% discount on next year's taxes, down to \$45.63 per home vs. \$75 per unit in 2006.

NEW BUSINESS:

Oak Tree Pruning: Bristol obtained a proposal from Southern Yardscape for the pruning of all street oak trees in the community. The Board tabled this item until the proposal from Palm Coast Professional Tree Service had been received and reviewed.

West Side Landscaping: This item was tabled since there were no board members present from the west side to discuss this matter.

North Fork Website: The Board requested Bristol Management to set up a website for their community in order to ensure better communication with all members of the association. Among the information that will be included on the website are: the POA's documents, rules and regulations, Architectural Request Form, Minutes of past meetings, newsletters and quarterly financials.

Meeting to Amend Documents: during the open forum, the homeowners present requested that the board begin the process to amend the documents for two key items: (1) to allow certain pick-up trucks in the community; and (2) to open the west side basketball and tennis courts to the east side owners. Bristol will prepare the necessary notices for Board approval. The Board will need to decide upon a date and location for this membership meeting.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 9:34 p.m.

Respectfully submitted,

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

Approved