

NORTHFORK PROPERTY OWNERS ASSOCIATION

Annual Members Meeting

Monday, December 5, 2005 @ 7:00 p.m.

Location: Temple Beth Am, Central Blvd.

Quorum – Nadine Inglis, from Bristol Management, announced that a quorum had been achieved and the meeting could be called to order.

In Attendance: The Directors present were Terry Bader, Carola Brdlik, Natalie Guthrie, Allan Kalfin, Gary Lichter, James O'Brien and Angela Veselov. Nadine Inglis was present representing Bristol Management Services.

President Allan Kalfin called the meeting to order at 7:30 pm.

PROOF OF NOTICE: Nadine Inglis presented proof that notice of the meeting was mailed to all members. The affidavit was shown to the membership and added to the meeting file.

MINUTES: The minutes of the December 2004 members meeting were presented. A motion was made by Carola Brdlik to accept the minutes as presented. The motion was seconded by Natalie Guthrie and was carried by a unanimous vote of the members present.

FINANCIAL REPORT:

Treasurers Report - Carola Brdlik reported that the community's finances were in good order and had operated within the budget guidelines for the last year. The 2006 Budget was also reviewed which showed an increase over 2005 as the result of the hurricane aftermath plus other economic factors such as, insurance, high fuel prices, etc. It was also noted that the Association would increase their road reserves, due to the dramatic increase in petroleum products. Carola Brdlik made a motion to approve the 2006 Budget. Motion was seconded and carried unanimously.

PRESIDENT'S REPORT:

President – Allan Kalfin addressed the members present and thanked the current Board for their contribution to the Association. On behalf of the Past President, Donna Lee Spinosi, who recently resigned, Mr. Kalfin reviewed the highlights of the past year: Installed new street signs; Walkways on the east side were repaired; the west side tennis courts were refurbished and new signs were installed; a new Owners Directory was prepared; a battery backup was installed at the gates; the main breaker panels at the gate were replaced; there was ongoing gate repairs due to vandalism; 40 trees were taken out in last years hurricane and fortunately Hurricane Wilma took out quite a bit more which saved the Association a lot of money for removal; new lights were installed in four (4) different areas; achieved a successful and efficient hurricane cleanup; and front entrances were pressure cleaned.

Allan Kalfin thanked Carolyn Casale and Bristol Management for all they do for the Association. J.B. Challenge, the new landscape company was recognized for their hard work and all agreed they have achieved more than other landscapers in the past. Michael Whalin, ARB Chairperson was also thanked and recognized for his hard work and leadership of the Architectural Review Board.

Allan Kalfin briefly discussed the Gate Issue and whether to do away with the gates and would the Town of Jupiter take over the responsibility:

1. Town was not interested in taking over the Community; and
2. Most Owners that responded wanted gates and they felt they bought into a gated community and the gates added value and security.

INTRODUCTION OF CANDIDATES: Those running for elections were introduced.

NOMINATIONS FROM THE FLOOR: Nominations for the Board of Directors were requested from the floor. No nominations were received from the floor. Since there were no new nominations from the floor and proxies and ballots received indicated no additional nominees, the four (4) nominees: Terry Bader, Dan E. Guisinger, Allan Kalfin and Gary Lichter were automatically elected to the Board.

OLD BUSINESS:

Drainage issues were discussed. The Board reported budgeting money to address the drains in 2006. The Tree Lifting project was discussed, as well as, the sidewalk repairs.

NEW BUSINESS:

Allan Kalfin discussed plans in the New Year:

1. Landscaping Improvements
2. More Sidewalk Repairs
3. Additional Fountain Repairs
4. More Dead Tree Removal
5. Drains will definitely be taken care of in the New Year.

Owners were encouraged to get involved in the community and sign up for the various committees.

With no further business for the members to discuss, a motion was made by Allan Kalfin to adjourn and was seconded by Terry Bader. The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Nadine Inglis

Nadine Inglis

For and on behalf of the Board of Directors

Approved: Dec. 13, 2006