

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, November 15, 2006 @ 7:30 Pm
(Bristol Management Services Offices)

QUORUM: Natalie Guthrie, Terry Bader, Carola Brdlik, Gary Lichter and Allan Kalfin were present. Dan Guisinger and Angela Veselov 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 7:40 pm.

APPROVAL OF PREVIOUS MEETING MINUTES:

Natalie Guthrie made a motion to accept the minutes from the meeting held on Wednesday, October 18, 2006; the motion received a second from Terry Bader and was unanimously carried by the Board.

FINANCIAL REPORT: Carola Brdlik received the October financials late and was not prepared to comment at this meeting.

MANAGER'S REPORT: attached.

OLD BUSINESS:

Island Way Wall: Mr. Waldemar K. Schickedanz responded to the letter dated October 30th from the North Fork POA agreeing to most of the terms in that letter. However, he did not agree to pay the POA the additional \$20,000 for future maintenance requested by the Board. As such, the board has instructed Bristol Management to send a final letter to Mr. Schickedanz advising him that these terms are not negotiable and all conditions need to be met, including final approval by the POA and Town of Jupiter, before the board will sign off on this agreement.

Entry Road Markings: The resealing proposal from Beach Asphalt in the amount of \$28,000 was vetoed by the board. Bristol Management was requested to contact Pavement Maintenance Service, Inc. to proceed with the roadway line painting.

NEW BUSINESS:

Irrigation Proposals: The board requested that Bristol Management obtain several irrigation maintenance proposals for the common areas.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Carolynne Casale

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

Approved