

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

**Wednesday, January 17, 2007 @ 7:30 pm
(Bristol Management Services Offices)**

QUORUM: Allan Kalfin, Terry Bader, Dan Perez, Gary Lichter, Dan Guisinger, Phil Smillie and Angela Veselov were present. Carolynne Casale represented Bristol Management. Those members present determined a quorum of the Board.

CALL TO ORDER: Allan Kalfin called the meeting to order at 7:40 pm.

APPROVAL OF PREVIOUS MEETING MINUTES:

Gary Lichter made a motion to accept the minutes from the meeting held on Wednesday, November 15, 2006; the motion received a second from Angela Veselov and was unanimously carried by the Board.

FINANCIAL REPORT: Dan Perez requested a meeting with the Bristol Management Controller, Kathy Karmazin, in order to review and familiarize himself with the Association’s financials.

MANAGER’S REPORT: attached.

OLD BUSINESS:

Island Way Wall: The board discussed the email sent to Bristol Management from former President, Natalie Guthrie, whereby the \$20,000 that the Board requested from Mr. Waldemar K. Schickedanz had actually been paid and was being held by the Town of Jupiter for future maintenance of the Island Way wall. The board requested that Bristol send another letter to Mr. Schickedanz including the landscaping, painting and fence issues, but excluding the request for additional monies in an effort to finalize this issue. The board requested that the Association’s attorney be copied on this correspondence.

NEW BUSINESS:

Irrigation Proposals: The board discussed the proposals received from Strong Irrigation and Treasure Coast. The discussion was tabled until additional information could be obtained from Treasure Coast with regard to labor costs.

Speed Limit Sign Post: Bristol Management was requested to obtain estimates to replace the speeding sign post on the west side.

Appointment of Committee Members: At the annual meeting, several homeowners signed up to volunteer for the Landscaping and ARB Committees. A motion was made by Dan Perez to appoint the these committee volunteers; the motion was seconded by Dan Guisinger and unanimously carried. Appointees are as follows:

Committee	Homeowner
Architectural Committee	Jeanine Johnson
Landscaping Committee	Debbie Poumakisi (Chairperson), Judith Clarke, Michael Whalin, John Wood and Scott Lillian.

The Landscaping Committee was assigned the task of taking a survey of the common areas to determine what landscaping was required at the entrance areas, cul-de-sacs and by the Tennis/basketball courts.

Community Inspection: The board agreed to send a “notice to owners” letter regarding a spring cleanup inspection that would alert owners to items that needed to be addressed, such as: roof & driveway/walkway cleaning, house painting, landscaping, etc. Bristol Management will draft this notice and submit it to the board prior to mailing.

Review of Association Documents & Guidelines: Dan Perez volunteered to chair a committee to review and update the community’s documents and architectural guidelines.

Legal Opinion: The board requested that the Association’s attorney be contacted to obtain a legal opinion on amending the Association’s documents to recover legal fees incurred by the Association from homeowners who forced the community to enter into mediation due to their noncompliance of the rules and regulations of the North Fork POA.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Carolynne Casale

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

2/23/07

Approved