

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, June 27, 2007 @ 7:30 pm
(Bristol Management Services Offices)

QUORUM: Allan Kalfin, Terry Bader, Dan Perez, Gary Lichter, Dan Guisinger and Phil Smillie 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 7:45 pm.

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Allan Kalfin to accept the minutes from the meeting held on Wednesday, May 16, 2007; the motion received a second from Dan Perez and was unanimously carried by the Board.

FINANCIAL REPORT: Dan Perez advised the transfer of funds to Gulf Stream Bank is in process and should be completed shortly. Financials were accepted as reported by Bristol Management.

MANAGER'S REPORT: attached.

COMMITTEE REPORTS:

Architectural Committee: Mike Whalin reported that the ARB form submitted by 18 NRDW was not approved; however, the committee would not require the owner to restore the pavers to their original state as this time.

The board reviewed this case and a motion was made by Allan Kalfin that the owner would be required to restore the pavers to their original, unstained condition at the time of resale. The motion was seconded by Dan Guisinger and carried unanimously.

A motion was made by Dan Perez to revise the architectural standards to prohibit the painting or sealing any pavers in the community except with a clear sealing agent. All modifications require ARB approval.

Landscaping Committee: Debbie Poumakis was not present to report.

OLD BUSINESS:

Community Inspection: The board discussed the upcoming inspection of the community. Bristol will draft a letter to be sent to any homeowner who is in violation of the community guidelines. The letter should include a statement that violations must be corrected within the specified time period to avoid further legal action by the association. Bristol will also draft a form to be utilized during this inspection by the ARB and board members performing the walk-through.

NEW BUSINESS:

Entry Landscaping: Proposals were received for landscaping designs for the east and west entries from Cotleur Hearing (\$2,950) and Gentile Holloway (\$4,950). The board requested references and sites to

inspect from Cotleur Hearing. Bristol will obtain this information and invite their designed (Tony Grimaldi) to attend the July board meeting to discuss this further.

West Side Street Lighting: Proposals were received from JR Electric and Superior Electric for changing out the electrical panel. Superior's proposal also included the installation of 12-12 ft. light posts along Northfork Drive. The board felt these tall lights would prove intrusive to homeowners and recommended lower landscaping lights be considered. Phil Smillie volunteered to obtain additional estimates from Superior Electric for landscaping lights along Northfork Drive. The new electrical panel was tabled until the quantity and type of lighting fixtures to be installed had been established.

SFWMD Noncompliance Notice: The board felt this notice was inconsistent with prior actions by the NPBCID and the Dept. of Forestry. Property Manager will consult with Steve Inglis on this matter.

Violations-Trucks/Trailers on West Side: The board discussed this problem and will attempt to resolve it by citing those in violation and pursuing legal action, where required.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Carolynne Casale

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

July 18, 2007

Approved