

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

**Wednesday, April 18, 2007 @ 7:30 pm
(Bristol Management Services Offices)**

QUORUM: Allan Kalfin, Terry Bader, Dan Perez, Gary Lichter, Dan Guisinger and Phil Smillie were present. Angela Veselov notified the board via email today of her resignation effective immediately. Carolynne Casale represented Bristol Management. Those members present determined a quorum of the Board.

CALL TO ORDER: Terry Bader called the meeting to order at 7:40 pm.

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Dan Perez to accept the minutes from the meeting held on Wednesday, March 21, 2007; the motion received a second from Gary Lichter and was unanimously carried by the Board.

FINANCIAL REPORT: Dan Perez reported on Gulf Stream bank and their CD rates of 5.25% (one-year CD) as compared to Anchor Bank's rate of 5.15%. Dan Perez requested Bristol provide information regarding the kind of services needed from Gulf Stream Bank that are currently provided by Anchor Bank so as to compare both facilities. Based on this information, all accounts will either remain at Anchor Bank or be moved to Gulf Stream Bank.

A motion was made by Dan Guisinger to open two \$100K CD accounts within the CDARS program with money from the Reserves Account; the motion was seconded by Gary Lichter and carried unanimously.

Reserve Study: A motion was made by Allan Kalfin to accept the proposal from J R Frazer to perform a reserve study at a cost of \$3,200.00; the motion was seconded by Dan Guisinger and passed unanimously.

MANAGER'S REPORT: attached.

COMMITTEE REPORTS:

Landscaping Committee: Debbie Poumakis presented a proposal from Image One, Inc. for landscaping removal & installation at the entrance areas (east & west sides) at a cost of \$25,749.00. In order to get a clearer picture of this project, the board requested that drawings be made depicting this new installation. This item was tabled until additional information was readily available to the board.

The request from 100 Georgian Circle to upgrade the berm area adjacent to this unit and remove exotics, specifically, carrotwood trees in this area was also presented by Debbie Poumakis. Terry Bader will get a price from JB Challenge to remove the carrotwood trees and grind the stumps. JB Challenge will also be instructed to better maintain this area in the future.

OLD BUSINESS:

Island Way Wall: Allan Kalfin met with Wally Schickedanz concerning the completion of the Island Way wall. Mr. Schickedanz provided a rendering of the finished wall with column/wall caps and advised that upon approval of the North Fork Board, he would have the wall completed, except for the

caps (on back order) within 30-days. By unanimous agreement, the board accepted the rendering as satisfactory and the wall color (Porter Paints #HC-9) was selected. Allan Kalfin will communicate the board's acceptance directly to Mr. Schickedanz.

Outfall Pipes in the Lakes: Bristol is in the process of obtaining a proposal from Tarts Artistic, Inc. to repair the outfall pipes in the east and west side lakes, as they have deteriorated and pose a hazard exposed as they are at this time. The Town of Jupiter is offering "Stormwater Grant" funds as part of their 2007-08 program. Upon receipt of this proposal, Bristol will process the grant application and file it with the Town of Jupiter. (Bristol was requested to investigate whether or not these pipes could just be cut off where they have eroded and left in tact as they lay.)

Rules & Regulations Review: Board will review the latest rules and regulations, along with all amendments to the documents and discuss this issue at the May meeting. The goal is to prepare a summary of amendments that can be replaced in owner's covenants along with updated rules and regulations. These documents will then be mailed out to each unit owner.

NEW BUSINESS:

Lighting at North Fork: Van Collier of Luminary Effects was requested to submit a proposal for accent lighting at North Fork. His proposal consisted of only entrance area lighting. The board requested that he prepare a second proposal for sidewalk lighting along North Fork Drive from the entrance area on the west side to the end of the tennis/basketball courts vicinity.

Well Repairs: Jupiter Pump and Well is waiting for the permit medication to be approved by the SFWMD. Repairs are pending this permit.

Pressure Cleaning Entrance: A motion was made by Dan Guisinger to accept the proposal from M&H Pressure Cleaning in the amount of \$650.00 to clean (hot water and 20% chemicals) the entrance brick pavers, curbs and sidewalks in the east and west entrance areas; the motion was seconded by Dan Perez and carried unanimously.

Bodenweiser – Hurricane Shutter Request: Mr. Bodenweiser requested permission from the board to install his hurricane panels on units 132 and 134 NRDE from the end of May to November due to the fact that he would be leaving Florida for the summer. Though they sympathized with his plight, the board agreed that this would be an exception to the current rules and they were not prepared to set a precedent on this issue. Mr. Bodenweiser was advised to hire someone to install and remove his hurricane panels during the summer months as 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

May 16, 2007

Approved