

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, August 15, 2007 @ 7:30 pm
(Bristol Management Services Offices)

QUORUM: Allan Kalfin, Terry Bader, Dan Perez, Dan Guisinger and Phil Smillie were present. Gary Lichter was absent. 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:

A motion was made by Allan Kalfin to accept the minutes from the meeting held on Wednesday, July 18, 2007; the motion received a second from Dan Perez and was unanimously carried by the Board.

FINANCIAL REPORT: Dan Perez advised the Association was running well within its budget. Bristol was requested to obtain some clarification on the new Florida Statutes for HOA's with regard to reserve funding for the next meeting.

MANAGER'S REPORT: attached.

COMMITTEE REPORTS:

Architectural Committee: Mike Whalin advised the Board that he received a form developed by Bristol to perform the community inspection and would be making enough copies for each home in Northfork.

Landscaping Committee: Debbie Poumakis will meet with Tony Grimaldi of Cotleur Hearing to discuss the entrance area landscaping as soon as possible.

OLD BUSINESS:

West Side Lighting: Phil Smillie presented the board with copies of a second light estimate from Superior Electric in the amount of \$12,569 for lighting to be installed on the west side walkway area. The board tabled further discussion until such time as the community could vote on this expenditure.

Rules & Regulations Amendment: The amendment of the rules and regulations to include the prohibition of painting driveway pavers was tabled until legal opinion is obtained from the Association's counsel.

Entry Landscaping: Tony Grimaldi of Cotleur Hearing was present to discuss how to proceed with the entry landscaping project. He will meet with the Landscaping Committee Chairperson, Debbie Poumakis as soon as possible to review both the existing plants and plans to install additional plants, particularly plants with more color. After this meeting, he will take photographs and draft a proposed landscaping plan for the east and west entrance areas. An additional phase of this project would include two different landscaping designs for all the cul-de-sacs.

Once the costs have been determined, the community will be notified and a majority vote of the membership will be required to proceed with the purchase and installation of all plant materials.

NEW BUSINESS:

West side pavers issue: This item was tabled until legal opinion is obtained from the Association's attorney.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 9:10 p.m.

Next Meeting: The next Board of Director's meeting is scheduled for September 19th.

Respectfully submitted,

Carolynne Casale

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

September 18, 2007

Approved