

# NORTHFORK PROPERTY OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Tuesday, May 21, 2008 @ 7:00 pm  
(Bristol Management Services Offices)

**QUORUM:** Dan Guisinger, Anthony Cardillo, Dan Perez, Debbie Poumakis, John Wood and Gary Troast were present. Carolynne Casale represented Bristol Management. Those members present determined a quorum of the Board.

**CALL TO ORDER:** Dan Guisinger called the meeting to order at 7:00 p.m.

### **APPROVAL OF PREVIOUS MEETING MINUTES:**

A motion was made by Dan Perez to accept the minutes from the meeting held on Tuesday, April 15, 2008; the motion received a second from John Wood and was unanimously carried by the Board.

**FINANCIAL REPORT:** Dan Perez accepted the April financials as presented by Bristol Management. He advised that he was holding a check for approximately \$1,200 that covered legal fees from the mediation which he felt to be questionable since the agreement drawn up by Laurie Manoff was insufficient and lacked the 6-month timeframe clause that was agreed upon.

**MANAGER'S REPORT:** attached.

Outstanding violations were reviewed and letters will be sent to the owners of units: 127, 130 NRDW, 170 NRDE and 166 Tuscan Circle.

### **COMMITTEE REPORTS:**

**Architectural Committee:** the board is still trying to recruit volunteers for this committee. Gary Troast advised that his wife was interested in volunteering, but two more volunteers are required, per the POA documents. Meanwhile, a pending ARB for 130 NRDW will be reviewed by Dan Guisinger.

**Landscaping Committee:** Debbie Poumakis – Report attached. It was recommended that a proposal be obtained to prune the oak trees and sabal palms at the entrance and remove the dead pine trees along Northfork Drive and around the tennis courts. A work order will also be sent to Southern to spray the crinum lilies and podacarpus plants at the east entrance area.

### **OLD BUSINESS:**

**ARB Community Inspections** – Dan Guisinger and Carolynne Casale will also review the remaining items pending on the community inspection from March and will report to the board at the June meeting.

**Tennis Court Resurfacing:** Bulldog Tennis Courts postponed the project due to their need for a water source. Bristol Management contacted the owners adjacent to the courts for permission to use their water, but a response was never received. Debbie Poumakis contacted them in person and explained the need to use their water to complete this project. She advised that the POA would pay them for the water used for this project. A check will be drawn payable to the Alfonso's in the amount of \$50 for the anticipated water bill. Upon the written approval and acceptance of this check by the Alfonso's, Bulldog will be instructed to proceed with the resurfacing of the tennis court.

**Tract D Maintenance:** Mr. Rumball, (100 Georgian Circle) attended the meeting and requested a time frame from the board when the maintenance project for Tract D would begin and when it was scheduled for completion. The board advised Mr. Rumball that a definitive time period would be difficult at best and that a survey was being done to flag the boundaries of Tract D and the end of the Rumball property. This was necessary in order to get proposals to clean this area up and provide a buffer to the property adjacent to Tract D. Once the survey has been completed, the board will send out bids for proposal to remove dead trees, eradicate invasive vines and non-native vegetation and establish a buffer zone between this property and the common area. This process could take several weeks to complete. A letter to this effect will be sent to Mr. Rumball.

**NEW BUSINESS:**

**Community Directory:** The board agreed to have a printed version of the directory every two years, as well as a version on the web page that can be kept periodically updated.

**Community Street Light Globes:** Terry Bader advised that the mold that was ordered from the street light manufacturer many years ago was, in fact, never sent to the POA. There are no replacement globes left and Bristol Management has been requested to attempt to find a company that can manufacture these globes using a lexan plastic.

**Sidewalk Repairs:** In view of the large disparity of pricing for sidewalk repairs from the two vendors (Tarts and Adco), the board requested that Adco resubmit a proposal with the same number of sidewalks to be repaired as shown on Tarts proposal. Meanwhile, Dan Guisinger will speak with Jim Kuretski about the problem with the oak trees and the destruction to the infrastructure in the Northfork community. He will report the results of his discussion at the next meeting.

**Security Cameras:** Two proposals were received from Tem Systems and the Alarm Company. Dan Perez is in the process of obtaining a third bid. The board suggested that the Alarm Company, if chosen, present their product at a subsequent meeting.

**Adjournment:**

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 9:37 p.m.

**Next Meeting:** The next Board of Director's meeting is scheduled for June 17, 2008.

Respectfully submitted,

*Carolynne Casale*

Carolynne Casale, LCAM

For and on Behalf of the Board of Directors

June 17, 2008

Approved