

NORTHFORK PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

**Tuesday, March 18, 2008 @ 7:00 pm
(Bristol Management Services Offices)**

QUORUM: Dan Guisinger, Anthony Cardillo, Dan Perez, Debbie Poumakis Rumball, John Wood and Gary Troast were present. Phil Smillie was absent. 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.

GUEST SPEAKER:

Rick Parker of Parker Landscaping reviewed the changes to plant materials considered for the entrance area. He suggested using portulaca and purple queen to provide additional color by the fountains and also recommended using a new croton hybrid, Mrs. Icton to add red hues to the landscape. He will bring a sample plant for Debbie Poumakis to view. His guarantee was 6 months for plant materials and one year for trees.

For the area known as Tract D, he recommended applying a herbicide to eradicate the existing weeds and carrotwood seedlings; soil preparation and then installing 50 cocoplums to fill in the void in this area adjacent t the roadway.

The board agreed to have Parker's Landscaping begin with the eradication/removal process after the Easter holiday.

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Anthony Cardillo to accept the minutes from the meeting held on Tuesday, February 19, 2008; the motion received a second from Debbie Poumakis and was unanimously carried by the Board.

FINANCIAL REPORT: Dan Perez accepted the February financials as presented by Bristol Management. He distributed an analysis of the Reserve Study submitted by John Frazer for review by the board. The analysis was based on the information supplied by the Reserve Study and applied to the existing conditions and maintenance history of the roads, gates, etc. The board was asked to review the figures and be prepared for further discussion at the April meeting.

MANAGER'S REPORT: attached.

COMMITTEE REPORTS:

Architectural Committee: Mike Whalin was not present to report.

Landscaping Committee: Debbie Poumakis reviewed the need for additional shrubs & tree installations along North Fork Drive and the removal of approximately 15 dead pine trees.

The board recommended that Phase I of the landscaping project be completed first before any further landscaping is discussed for this fiscal year.

OLD BUSINESS:

ARB Community Inspections – Mike Whalin was not present to report on the recent inspection.

Tennis Court Resurfacing: Bulldog Tennis Courts was approved to resurface the tennis court and install new nets on both courts at a cost of \$4,900. This project is due to commence shortly.

NEW BUSINESS:

Landscaping RFP: A motion was made by Dan Perez to accept the Landscaping proposal from Southern Exposure Landscaping of South Florida (\$46,615 annually); the motion was seconded by Anthony Cardillo and carried unanimously. JB Challenge will be notified by Bristol Management of the termination of their contract. Southern will commence April 1st or May 1st, depending on the termination date agreed upon with JB Challenge.

Gate Repairs: The east side exit gate was struck by a large vehicle this past week and J&R Welding were contacted to provide an estimate for repair. A motion was made by Dan Guisinger to accept their proposal in the amount of \$798.75; the motion was seconded by Dan Perez and unanimously carried.

Adjournment:

With no other business to come before the Board of Directors, a motion was made by to adjourn; the meeting was adjourned at 9:55 p.m.

Next Meeting: The next Board of Director’s meeting is scheduled for April 15, 2008.

Respectfully submitted,

Carolynne Casale

Carolynne Casale, LCAM

For and on Behalf of the Board of Directors

April 15, 2008

Approved