

Northfork Property Owner's Association, Inc.
BOARD OF DIRECTORS MEETING
Tuesday, January 20, 2009

ATTENDEES: Dan Guisinger, Dan Perez, Anthony Cardillo, Mark Slifkin, Tom McElroy, Gary Troast and John Wood were present. Carolynne Casale, representing Bristol Management, was present.

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

MINUTES APPROVAL: A motion was made by John Wood to approve the minutes from the November 18, 2008 meeting; the motion was seconded by Gary Troast and carried unanimously. (Mark Slifkin abstained as he was not on the board at this time.)

TREASURER'S REPORT: Dan Perez accepted the December financials as presented by Bristol Management, with adjustments that will be made to the chart of accounts and percentages applied to the east and west on certain items. Dan Perez will review these accounts and contact Bristol to make the necessary adjustments. The bottom line remains the same; only a slight percentage allocation change will be made.

Dan Perez advised that he contacted the various banks and obtained the year-end balances, including interest applied to the three CDs owned by the POA as follows: Wachovia-\$96,666, Sun Trust - \$96,584 and Sun America - \$96,258.

COMMITTEE REPORTS:

ARB Committee Report: Jill Portales reviewed the ARB reports for December and January, copy attached.

Pending ARB matters:

1. 155 NRDW* – foundation plantings need to be added.
2. 110 NRDW – remove/replace dead tree; restake Tibouchina tree
3. 111 NRDW – pressure clean roof; conceal two air conditioning units with plant materials; sod needed in several areas; additional plants needed to the left of front door.
4. 145 NRDE – letter to be sent regarding the removal of the dumpster in the driveway and to submit a landscaping plan within the next 60-days and complete landscaping installation within 90-days

*The board was advised that this unit owner was removing numerous areca palms from the area directly adjacent to his neighbor. The board requested a second and final letter be sent to this unit to cease and desist removing any further landscaping without ARB approval; submit a landscaping plan for the front of the home within the next 10-days. Failure to comply will result in legal action by the Association and attorney's fees incurred as a result of this action will be billed directly to the homeowner.

Effective immediately, all letters to owners regarding ARB/Landscaping will be copied to the ARB Committee for their action and follow up.

Landscaping Report: John Woods presented a landscaping report (copy attached). Tony Cardillo is assisting in the Phase II landscaping project and advised that he, John Woods and Dan Perez will be meeting with Tony Grimaldi of Cotleur Hearing to discuss the Phase II landscaping at the entrance and

the need to possibly change certain plant materials originally planned. The board agreed to proceed with the second phase of the landscaping project before the rainy season.

The crepe myrtles at the entrance need to be pruned. Rick Parker will be contacted, as this was part of his original proposal.

OLD BUSINESS:

Security Cameras: Nothing to report this meeting.

Island Way: Board requested that a letter be sent to Mr. Schickendanz with a copy to the TOJ requesting that they complete the landscaping and bring this project to a conclusion.

Sidwalks/Trees: Gary Troast, Dan Perez and Mark Slifkin will meet with a TOJ official to discuss the possibility of removing a percentage of trees to thin out the numerous oaks within the community that are contributing to the destruction of the infrastructure. They will report back to the board at the next meeting.

Street Light Globes: The new globes have been changed out at the entrance areas on both the east and west sides. A motion was made by John Wood to purchase an additional ten globes for the remaining street lights in the community, with two extra for future use; the motion was seconded by Gary Troast and carried unanimously.

Damage to Berm by AT&T Construction: Dan Perez filed a claim with AT&T regarding the damage to the swale and area adjacent to the tot lot by trucks and other construction vehicles from AT&T while they have been upgrading their cable lines. AT&T has advised that they will in fact install sod and additional plant materials that were destroyed or damaged by their vehicles during this process.

It was requested that Bristol obtain the cost of a five foot length of chain link fence. It was undetermined as to whether a 50 ft. or 500 ft. span of fencing would be needed on the west side to prevent intruders into the recreation areas on the west side. This cost will aid in this decision.

MANAGER’S REPORT: (on file).

The board requested that all delinquent accounts be sent to the attorney for processing as soon as legally possible.

NEW BUSINESS:

Lake Fountain – West side: Tony Cardillo presented a letter from Mr. & Mrs. Foti requesting that the west side aerator lake fountain be moved to the center of the lake so other residents may enjoy it. This mechanism is not a fountain, but rather an aerator with limited cable to relocate it. A discussion ensued about the fact that this aerator should be upgraded to a fountain like the one that exists on the east side. Bristol will obtain information and prices to replace the aerator with a bonfide fountain.

It was also requested that the NPBCID be advised that not all of the lights on the east side fountain are working and new bulbs may be needed.

ADJOURNMENT:

With no further business before the Board, a motion was made to adjourn. Meeting was adjourned at 10:18 p.m. The next scheduled meeting is to be held on February 17, 2009.

Respectfully submitted by,

Carolynne Casale

Carolynne Casale, LCAM

Minutes Approved: Feb. 17, 2009