

Northfork Property Owner's Association, Inc.
BOARD OF DIRECTORS MEETING
Tuesday, November 17, 2009

ATTENDEES: Dan Perez, Anthony Cardillo, Mark Slifkin, Gary Troast and John Wood were present. Vera Stewart, representing Bristol Management was present.

ARB Committee Member Attendees: Jill Portales was not in attendance; however, she submitted her letter of resignation.

CALL TO ORDER: Anthony Cardillo called the meeting to order at 7:00 p.m.

MINUTES APPROVAL:

† A motion was made by Mark Slifkin to approve the minutes from the 2009 meeting, with date correction. The motion was seconded by John Wood and carried unanimously.

TREASURER'S REPORT: Dan Perez reported on the October financials, which were accepted as presented by Bristol Management. The balance sheet reflects \$441,000 currently which was \$406,000 at the beginning of 2009. Dan touched on pooling the reserves and that he would meet with Kathy Karmazin to discuss further.

COMMITTEE REPORTS:

ARB Committee Report: Jill Portales did not attend the meeting but did furnish an updated report.

Approvals: 171 North River Dr. West – approval for exterior painting. 168 Tuscan Circle – Approval for exterior painting and removals/replacement of diseased areca and palm trees. There were no disapprovals.

155 North River Dr. East – Homeowner called 11/16/09 to advise the front was completed and requested more time for the side areca palms to be completed. Pending issues: 24 Victorian Lane – have not yet received the requested specs on color and pattern for pavers. 143 Victorian Lane – Requested samples of paint colors on wall. No further info has been received. No new ARB business.

Landscaping Report: John Wood suggested meeting with the landscaper regarding a landscape plan, which had been scheduled for October 31 at 1 PM but was later cancelled until after the holidays. The newly planted circles are doing well and the next improvement will be broken out in 2 phases to be planned and completed in 2010.

OLD BUSINESS:

Fountain Repair/Replacement: Distinctive Pool is to begin maintaining the pool fountains and will be cleaning the tile. Vera was asked to get refurbished lake fountain prices and to relocate the fountain.

Island Way Update: The well installation is nearly completed. John Wood mentioned there was some irrigation and sod damage. Vera was asked to get a proposal for the Board to approve

Sidewalk Repair Update: The sidewalk repairs have been completed by Florida Sidewalk Solutions, leaving 9 sidewalk replacements to be completed and Vera to get proposals on. Craig Tart submitted a proposal for \$2,375. It was recommended a sidewalk inspection be completed every six months. Also recommended was to walk all repaired sidewalks in September, prior to the one year warranty.

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2010 Budget Update: Draft four of the Budget that was reviewed by Dan and Kathy Karmazin was approved to mail with the 2nd annual meeting notice.

NEW BUSINESS:

Installation of Bristol Alarm: Vera informed the Board of the new monitored alarm installed which would prevent future evening meetings unless a Bristol employee is there to set the alarm.

Oak Tree Removal & Replacement: Discussion tabled.

Annual Meeting Update: It was agreed that coffee and refreshments will be served which Vera will set up.

Work Order and CCR Reports: Vera furnished the Board with the monthly work order and CCR reports.

Engagement Letter – 2009 Yearend Review: Mark Slifkin motioned to accept the engagement letter submitted by Rene & Associates P. A. to complete the 2009 yearend review, seconded by Tom McElroy and agreed unanimously.

ADJOURNMENT:

With no further business before the Board, a motion was made to adjourn. The meeting was adjourned at 8:05 p.m. The next scheduled meeting is the December 14, 2009 Annual Meeting.

Respectfully submitted by,

Vera Stewart, LCAM

Minutes Approved: _____