

Meeting HOSTED by: Bruce Allen, Signature Management

Type of meeting: HOA Monthly Board Meeting

Secretary: Trish Perna

Directors Present: Jane Garvey, Beth Smith, John Kronz, Tracy Williams-Pender

Officers Present: John Sickler – President, Daria Tolentino – Vice-President, Trish Perna - Secretary

Quorum Established

Meeting began at 6:36 pm

Resident/Guest Appearance: None

Agenda Item: Treasurer Report

Discussion:

Treasurer unavailable to report.

Conclusions:

Agenda item: Minutes from last meeting

Discussion:

Minutes were discussed and reviewed.

Conclusions:

Previous minutes were accepted with changes.

- ✓ Moved to approval.
 - ✓ Motion 2nd.
 - ✓ Approved.
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Agenda item: Covenant Violation Report

Discussion:

To keep North Fort development clean, safe, and aesthetically pleasing it is important to monitor the properties within the neighborhood. The violation list was reviewed. Bruce provided updates on each violation and each topic was discussed regarding next steps.

Conclusions:

The management company's report of apparent covenant violations was reviewed and appropriate next action pursuant to the covenant was authorized.

- ✓ Moved to approval.
- ✓ Motion 2nd.
- ✓ Approved.

Agenda Item: Whitley Landscaping around gate

Discussion:

The access gate separating Whitley Corner from North Fort, has a large gap on the East side which allows for vehicles to drive around the gate.

Conclusion:

Per the DRP Group, the gate is completed and in service. Pending inspection.
Still awaiting an answer regarding landscaping.

- ✓ Moved to approval.
- ✓ Motion 2nd.
- ✓ Approved.

Ongoing Old Business

Covenant Re-work: Covenant Draft is still in review with the attorney.

Development Entrance Issues: A Board member is in discussions regarding widening the development entry pavement for an improved radius to help avoid tire ruts in the landscaping. In addition, he is researching the requirements for adding a stop light at the entrance of the North Fort development.

Website Improvement: WordPress is making progress on the site and there have been several updates completed.

Consolidating pond signs: Draft for signage and placement were discussed and approved with color changes. Bruce will arrange for the ordering and installation.

Power Washing of Buffalo Fence: Bruce received a quote awaiting additional clarification.

Additional Hydrants in Neighborhood: A resident is happy to work with the county regarding this matter.

Welcome Wagon: Trish and Daria, along with Tracy and Beth, will begin a welcome wagon for new residents that have moved into the neighborhood. Jane will send Trish a copy of the transfer forms that are received to stay up to date on this initiative. This is an ongoing effort, however, will not remain in the minutes moving forward.

New Business

Re-worked neighborhood newsletter: The first edition of the new newsletter has been mailed to residents. Newsletters will be sent out quarterly moving forward. This matter is closed.

Searchable Covenant Section on website: Website is searchable from homepage. A covenant search will be created by WP in the future.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:26 pm.