

Meeting HOSTED by: Bruce Allen, Signature Management

Type of meeting: HOA Monthly Board Meeting

Secretary: Jane Garvey

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 6:42 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.

✓ Moved to approval.

✓ Motion 2nd.

✓ Approved.

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. Management provided updates on each violation and each topic was discussed regarding next steps.

Conclusions:

For the month of May, 2 inspections were conducted. 13 violation letters from 9 homes were sent out. These violations included debris piles, parking related issues, fence repair and unapproved structures. Appropriate next actions pursuant to the covenant were authorized and fines have been imposed on ignored and/or repeated violations.

- ✓ 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 vehicles to drive around the gate.

Conclusion:

Landscaping has been denied by the developer with the belief that the installation of the gate will be sufficient. This matter is closed pending future issues.

- ✓ 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's entry pavement for an improved radius to help avoid tire ruts in the landscaping.

Consolidating pond signs: Will be installed within the next 7-10 days.

Power Washing of Buffalo Fence on south side of neighborhood: Power washing is scheduled, and work was to begin as of today.

Website: A widget has been added to the website for analytic purposes. Recommendations have been requested regarding payment options for online dues payments.

Searchable Covenant Section on website: WordPress has created a covenant search option on the Covenant page of the website.

New Business

Community Yard Sale: HOA will reimburse the resident that purchased the balloons for the North Fort sponsored yard sale on April 22-23, 2023.

North Fort Gathering: The fall community gathering date was discussed. It will be the first Saturday of October again. 3:00 pm – 6:30 pm.

Discussion was held to update the house numbers on the mailboxes.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:49 pm.