

Meeting HOSTED by: Bruce Allen, Signature Management

Type of meeting: HOA Monthly Board Meeting

Secretary: Trish Perna

Directors Present: Jane Garvey, John Kronz, Tracy Williams-Pender, Ken Jones

Officers Present: Daria Tolentino – Vice-President, Ken Jones - Treasurer

Quorum Established

Meeting began at 6:40 pm

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Resident/Guest Appearance: None

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Agenda Item:            Treasurer Report

Discussion:

To keep the HOA members informed on the use of budget monies as well as satisfy statutory requirements.

The May budget showed outstanding HOA dues and late fees not yet paid by homeowners.

Conclusions:

Past due letters will be going out this week. Substantial compliance is expected based on prior experience.

- ✓ Moved to acceptance.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ Accepted.
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Agenda item:    Minutes from last meeting

Discussion:

Minutes were discussed and reviewed.

Conclusions:

Previous minutes were accepted.

- ✓ Moved to approval.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ 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. Management provided updates on each violation and each topic was discussed regarding next steps.

Conclusions:

For the month of May, 2 inspections were conducted. 18 violation letters were sent out. These violations were primarily parking related issues, unauthorized vehicles/trailers, fence repair and unapproved structures. Appropriate next actions pursuant to the covenants were authorized, including initiation of proceedings for imposing fines for ignored and/or repeated violations.

- ✓ Moved to approval.
- ✓ Motion 2<sup>nd</sup>.
- ✓ Approved.

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**Agenda Item:** Pond Border Vegetation Issues

**Discussion:**

There is general agreement that the pond access for residents should be appropriate and usable. Woody growth and tall weeds on the South and East side of the pond are unsightly and may be harboring pests, snakes, etc.

**Conclusion:**

Management will gather estimates for clearing the pond edges and the board discussed having the pond margins on the South and East side areas treated with aquatic glyphosate no less than annually.

After the final decision is made, letters to all landowners explaining and reminding them of their obligation under the covenants will be sent.

- ✓ Moved to approval.
- ✓ Motion 2<sup>nd</sup>.
- ✓ Approved.

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**Agenda Item:** No Thru Traffic Signage

**Discussion:**

The issue of vehicles trying to gain entrance into Whitley Corner via North Fort Drive has not yet been completely resolved. Several times a day vehicles stop at the gate realizing that it is not a thruway only to backup and turn around. This is a safety issue for North Fort residents.

## **Conclusion:**

A motion was made for a yellow and black triangular 18x18 night reflective No Thru Traffic sign to be installed at the Moultrie/North Fort intersection on the same post that states Slow Traffic currently.

- ✓ Moved to approval.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ Approved.
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## ***Ongoing Old Business***

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**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:** The consolidated pond sign was installed. The final remaining single sign will be removed as its message is also included on the consolidated sign.

**Power Washing of Buffalo Fence on south side of neighborhood:** Power washing has been completed. This matter is closed.

**Website:** Form issues have been corrected. Third party options are still being researched as well as a possible in-house option. A committee has been created to investigate all the options.

## ***New Business***

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**New Letterhead:** A new North Fort HOA letterhead draft will be created by a board member for the purpose of presenting local businesses with the opportunity to participate in the creation of the baskets for the Welcome Wagon Committee.

**North Fort Gathering:** The fall community gathering that was originally approved for October has been **rescheduled to September 23<sup>rd</sup> due to a scheduling conflict for the hosts. The time remains the same: 3:00 pm – 6:30 pm.**

**North Fort Gathering Budget:** The same budget that was previously approved for the 2022 North Fort Community Gathering was requested and approved.

**Flags for Entrance Pole:** Per request, the Board approved ongoing permission to have spare Anin Signature US flags on order without individual requests each time a new one is needed.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 8:02 pm.**