

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, Beth Smith

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

***JULY MEETING WAS CANCELLED DUE TO THE HOLIDAY* All urgent business was handled via email.**

Quorum Established

Meeting began at 6:33 pm

Resident/Guest Appearance: None

Agenda Item: Treasurer Report

Discussion:

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

Conclusions:

The reports were reviewed and discussed. Short term CD's (90 days vs 6 months) were discussed with the accountant for the purpose of taking advantage of the currently higher interest rates.

✓ Moved to acceptance.

✓ Motion 2nd.

✓ Accepted.

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 July, 2 inspections were conducted. 18 violation letters were sent out; 8 were new violations and 10 were repeat violations of 5 addresses. These violations were primarily parking related issues, unauthorized vehicles/trailers, unapproved pools, fence repair and unapproved fencing and/or 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 2nd.
- ✓ Approved.

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:

The clearing of the South and East side of the pond will be done soon. After the services are completed, letters to all landowners explaining and reminding them of their obligation under the covenants will be sent.

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

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:

The sign was installed. This matter is closed.

- ✓ Moved to approval.
 - ✓ Motion 2nd.
 - ✓ Approved.
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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: The consolidated pond sign was installed. The final remaining single sign was removed. This matter is closed.

Website: 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. Analytics upgrades are complete and functioning properly. A photo carousel was added, and photos of nature, wildlife and weather will be solicited from residents of North Fort.

New Business

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 is **rescheduled to September 23rd 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. This matter is closed.

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. This matter is closed.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:29 pm.