

Meeting HOSTED by: Bruce Allen, Signature Management

Type of meeting: HOA Monthly Board Meeting

Secretary: Trish Perna

Directors Present: Jane Garvey, John Kronz, Beth Smith, Ken Jones

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

Quorum Established

Meeting began at 6:39 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. The Board approved the use of the September budget.

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

Conclusions:

For the month of September, 2 inspections were conducted. 11 violation letters were sent out to 9 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: Outstanding Invoices for HOA Dues

Discussion:

40% of the HOA dues invoices remain outstanding. Some of which have been in the arrears for more than one consecutive year. Multiple past due invoices have been sent to these homeowners with no response as of this meeting date.

Conclusion:

Due to the non-compliance at such a high rate (40%) assessment fees will be instituted moving forward. One invoice, with a 30-day notice and explanation, will be sent to the overdue addresses. After the 30-day period is complete, fees will be added to outstanding invoices on HOA dues in the amount of \$20.00 per month or 10% of total balance, whichever is greater, as provided by current law.

- ✓ 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.

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.

Pond Border Vegetation Issues: Management will contact the landscaping service company to inquire about the woody shrubbery that was not removed during their previous cleanup service.

North Fort Gathering: This event has been postponed until Spring 2024 due to lack of availability of volunteers.

New Business

Fall landscaping was discussed: Trish Perna to contact landscaping company regarding adding new mulch, checking the sprinkler system, and adding a flat of violas. Also, a separate quote for adding the mowing on the South side of Buffalo between the fence and the road as this is a difficult area for residents to access safely.

Blocked views when exiting neighborhood: Low hanging branches on the Bradford pears are blocking the south view of oncoming traffic north bound on Buffalo. This is causing some residents to not be able to see when it is clear to pull out onto Buffalo. Branches need to be trimmed back. John Kronz to investigate this issue.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:43 pm.