

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

Officers Present: Daria Tolentino – President, Ken Dunn – Vice President, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:33 pm

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**Resident/Guest Appearance:**

None.

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Agenda Item: Previous Meeting Minutes

Discussion:

The previous minutes were reviewed.

Conclusions:

The previous minutes were approved.

- ✓ Moved approval.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ Approved.
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Agenda Item: Treasurer Report

The treasurer was unable to attend.

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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:

These violations were primarily signs & flags, with messages displayed, not within 45 days of an election or 7 days after same election, maintenance/landscaping, improper parking of vehicles 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 approval.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ Approved.
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Agenda Item: Pond Edge Maintenance

Discussion:

Status on the applied treatment for the vegetation around the pond.

Conclusions:

The treatment product has been applied. A board member will be applying another treatment this week.

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

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### ***Ongoing Old Business***

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**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.

**Landscaping along Buffalo Road:** The landscaping company is picking up lawn maintenance between the fence and the road from the entrance south to the end of the development. This matter is closed.

**Whitley Corner Sign:** A metal sign that the developer has left at the gate has been abandoned and vegetation is now growing around and on it. Removal is completed. This matter is closed.

**Street Light maintenance:** a member of the board has submitted repair requests to Duke Energy regarding some flickering/out light poles. Repairs have not been completed as of this meeting.

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### ***New Business***

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**Neighborhood Private Roads Requests:** Management will reach out to Fred Smith Paving and request quotes for paving Macon Street and Alamo Road.

**Management Company Fees Reimbursement Request:** The Management company is asking to be reimbursed for postage and mailings at the rate of \$3.00 per mailed item. This request is being tabled until the October meeting when more Directors are present.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 7:11 pm.**