

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, Tracy Williams-Pender

Officers Present: Daria Tolentino – President, Ken Dunn – Vice-President, Cary Russell -  
Parliamentarian, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:37 pm

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**Resident/Guest Appearance:**

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Multiple residents appeared to express their dissatisfaction with the covenant enforcement procedure, enforcement correspondence and with the management company in general. The Board listened at length to all concerns expressed and, where appropriate, tried to explain misunderstandings or misinformation. The Board assured all parties that they will look into all concerns expressed.

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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.

***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.

**Street Light maintenance:** a member of the board has submitted repair requests to Duke Energy regarding some flickering/out light poles. One light was fixed. The other still needs repaired.

**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 has been tabled until further notice.

***New Business***

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**Damaged Fence on Buffalo Road:** The management company is facilitating with a resident's insurance company for repair of the fence on the south side of the development entry.

**Pond Shrub Maintenance:** The current landscapers will be removing the shrubbery along the pond dam.

**Power Washing:** The fence along Buffalo Road on the roadside and the fence along the pond needs cleaned. Arrangements will be made.

**2025 Annual Meeting:** The management company will secure the venue, at Rainbow Lanes, for annual the meeting in January.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 8:28 pm.**