

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 6:31 pm

Resident/Guest Appearance:

A property owner was called to a hearing at the November 2024 meeting. The resident is in violation for a damaged fence and a missing mailbox. The resident did not appear.

The management company has been directed by the Board to provide the property owner with documentation and notification of fines that will be assessed on the property in the amount of \$50.00 per day until the property is brought into compliance.

Agenda Item: Previous Meeting Minutes

Discussion:

The previous minutes were reviewed.

Conclusions:

The previous minutes were approved as amended.

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

Agenda Item: Treasurer Report

The treasurer was unable to attend.

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:

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 2nd.
 - ✓ Approved.
-

Agenda Item: Pond Dam Project

Discussion:

An advisory from the State concerning mandated disaster plans by dam owners was addressed initially to a contiguous landowner.

Conclusions:

Upon receipt of the advisory by said resident, the Board moved quickly to notify the State of the correct ownership information and begin acquiring the necessary information to comply with the mandate. Identification of appropriate professional resources and data is in progress.

Ongoing Old Business

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. Both have been repaired. This matter is closed.

Neighborhood Private Roads Requests: Management has requested quotes from two companies for paving Macon Street and Alamo Road.

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.

Pond Waterline Maintenance: The treatment product has been applied. A board member will be applying another treatment when appropriate. This matter is closed.

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

2025 Annual Meeting: The management company has secured the venue, at Rainbow Lanes, for the annual meeting on January 11, 2025, at 10:00 am. Notifications will be mailed.

New Business

Corporate Transparency Act: The management company requested demographic information on the acting Directors for submission to the Corporate Transparency required by the Financial Crimes Enforcement Network (FinCEN) of the U. S. Department of Treasury.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:29 pm.

The Board entered Executive Session.