

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, Kenneth Jones

Officers Present: Daria Tolentino – President, Kenneth Jones – Treasurer, Trish Perna – Secretary

Quorum Established
Meeting began at 6:32 pm

Resident/Guest Appearance:

None.

Agenda Item: Previous Meeting Minutes

Discussion:

The previous minutes were reviewed.

Conclusions:

The previous minutes were approved as amended.

- ✓ Moved approval.
 - ✓ Motion 2nd.
 - ✓ Approved.
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Agenda Item: Treasurer Report

Discussion:

To keep the HOA members informed on the use of budget monies as well as satisfy statutory requirements. The reports were explained and discussed.

Properties with assessments in arrears were discussed.

Conclusions:

The reports were reviewed and approved.

The Treasurer will begin to bill late fees in the amount of \$20.00 per month until the property dues are brought current.

- ✓ Moved 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:

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.
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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.

Neighborhood Private Roads Paving: Management has requested quotes from two companies for paving Macon Street and Alamo Road. A bid has been received, no action has been taken at this time.

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. The property owners insurance company informed management that a check would be sent to cover the repair.

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 cleaning. Management was instructed to ask the service provider if there will be a mildew/mold inhibitor used during treatment.

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.

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.

New Business

Annual Meeting Items: The annual meeting notice content was discussed and agreed upon. Agenda items were reviewed.

Signature Contract Termination: Signature Management is, per the terms of the contract, terminating with North Fort Homeowners Association, Inc. effective January 31, 2025. A termination notice is being sent via certified mail.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:21 pm.