

North Fort HOA Meeting

October 1, 2025
6:30 pm
Via Zoom

Meeting **HOSTED** by: CAMS - Cryss Taylor
Type of meeting: HOA Monthly Board Meeting

Secretary: Diane Battles

Directors Present: Beth Smith, John Kronz, Kevin Cooper, Robin Trundle

Officers Present: Trish Perna - President, Ken Dunn-Vice President, Diane Battles - Secretary

Quorum Established.

Meeting began at 6:32 pm

Resident/Guest Appearance: None.

Minutes

Discussion:

September minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

Old Business

Annual Budget and Billing

Discussion:

CAMS representative Cryss reminded the Board that the annual budget must be ratified prior to the annual HOA meeting. President Perna indicated that we had agreed upon the budget and that it will be presented to all members at the annual meeting.

Conclusion:

CAMS representative Cryss stated that the budget has therefore been ratified and can only be voted down by a majority of HOA members but not approved by them, per NC law.

Closure of the First Citizen's Account

Discussion:

President Perna reported that she would like to make sure that all payments are now going through the new bank account prior to closing the First Citizen's account.

Conclusion:

The next payment is scheduled for November and the account should be able to be closed in December or at the first of the year at the latest.

Areas Beneath the Power Lines:

Discussion:

Only one residence seems to not be mowing under the power lines at present. It is unknown as to whether there has been a change in circumstances. It is assumed that those areas within property lines but underneath the power lines must still be maintained by the homeowner.

Conclusion:

A reminder letter will be sent in the portal by CAMS representative Cryss.

HOA Violations:

Discussion:

In order 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.

Conclusion:

Appropriate next actions pursuant to the covenants were authorized, including initiation of proceedings for imposing fines for ignored and/or repeated violations.

New Business

Social Events/Gatherings 2026

Discussion:

President Perna requested discussion surrounding social events for 2026. Nothing was done in 2025.

Conclusion:

Secretary Diane Battles proposed having a cookout outside the Battles residence in May 2026. The HOA has a small budget to help with expenses. Directors Diane Battles and Robin Trundle will head up the committee to organize this event.

Annual HOA Meeting 2026

Discussion:

President Perna opened discussion surrounding the upcoming annual North Fort HOA meeting.

Conclusion:

It was decided that the annual meeting will be held at the Perna residence as opposed to Rainbow Lanes, where it was too noisy last time to hear people speak. The date for the meeting will be January 24, 2026 at 10:00 am and we will have a potluck brunch.

Moved to adjourn.

Seconded.

Meeting Concluded at 6:56 pm.