

November 5, 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, 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:

October minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

New Business

Billing and Balances

Discussion:

Balances were carried over through May 2025, whether assessments, violation fees or late fees.

Conclusion:

Director John Kronz will look into determining what the balances were from.

Amendments Regarding Membership

Discussion:

Pertinent to opposition by several North Fort residents regarding mandatory membership and what they were told by their realtors and closing agents, amendments and changes to the covenants made by the builder were read by President Perna. The first, from 04/15/1998 was an amendment which designated all present and future homeowners (Phase One) as subject to the protective covenants. The second, from 07/13/1999, said the owners of all lots within the subdivision shall be members of the corporation (the HOA) and that no other persons or entities shall be entitled to membership, except as provided in Item 5 of Article 6. Ownership was defined pertaining to lots and homes. Thirdly, on 05/30/2000, additional protective covenants declared all properties to be subject to the covenants and amendments, including all present and future homes built with the subdivision. Fourthly, on 08/05/02, stated all protective covenants for North Fort Phase 1 - 8 were amended to state that all lot owners shall be members of the North Fort Homeowner's Association, Inc.

Conclusion:

President Perna concluded that based on these findings, even the homeowners who purchased in 2000, were still members of the HOA. Any letters sent or statements made by realtors or closing agents were therefore contradictory to the amendments. The Directors present all agreed that the documents support that all homeowners within the bounds of the North Fort subdivision are members of the HOA. A very clear letter will be drafted explaining the basis for this decision and sent out. All bylaws will be reviewed in 2026.

Registered Agent:

Discussion:

President Perna announced that CAMS is now showing online as the registered agent of North Fort HOA.

Conclusion:

None.

Old Business

Annual HOA Meeting 2026

Discussion:

President Perna reminded us that notices must go out at least 30 days prior to the annual board meeting. The meeting will be held January 24th 2026 at 10:00 am at the Perna residence.

Conclusion:

CAMS representative Cryss affirmed that this is correct.

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.

Moved to adjourn.

Seconded.

Meeting Concluded at 7:04 pm.