

**March 4, 2026**  
**6:30 pm**  
**Via Zoom**

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

**Secretary:** Diane Battles

**Directors Present:** Trish Perna, Ken Dunn, Beth Smith, John Kronz, Robin Trundle, Kevin Cooper, Diane Battles

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

Quorum Established.

**Meeting began at 6:32 pm**

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**Resident/Guest Appearance: None.**

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## ***Minutes***

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**Discussion:**

February minutes were discussed and reviewed.

**Conclusion:**

Previous minutes were accepted and approved.

## ***New Business***

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**Pond EPA Update:**

**Discussion:**

The individual in charge was contacted regarding our ongoing emergency plan renewal. The state law was written to say that the 1000 year emergency plan must be followed rather than the 100 year plan. This is based on NC law and not Federal law (FEMA regulations).

**Conclusion:**

President Perna was advised that there will eventually be a required update but not until the inspectors inform the Board.

**Bylaws Revisions:**

**Discussion:**

The current Bylaws need updating to reflect current laws, statutes and the existing covenants and amendments of the North Fort Homeowners Association. Section 3 was reviewed and changes, if any, were put forth.

**Conclusion:**

The Board is working throughout the year to visit each section of the Bylaws to ensure compliance, no contradictions to covenants and amendments, and updated accuracy where needed. Membership will be presented with the updated document for approval once reviewed by the association's attorney.

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***Old Business***

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**Membership Dispute Updates:**

**Discussion:**

There are still several property homeowners who deny their membership in the Association. The Board is satisfied with the research and documentation that states they are in fact members.

**Conclusion:**

The Board is working with the Association's legal professional for guidance and will follow their recommendations for dispute resolution.

**First Citizen's Bank Update:**

**Discussion:**

Director Beth Smith reported that she had spoken to bank representatives about finalizing the closure of the HOA account with them so the funds could be moved to the new HOA bank, Alliance Bank.

**Conclusion:**

Upon closure, a check will be made out to the North Fort HOA to be deposited in the new account.

**HOA Annual Party Planning:**

**Discussion:**

Dates were proposed regarding the event.

**Conclusion:**

May 16, 2026 from 4:00 - 7:00 pm was chosen as the date and time for the neighborhood party.

## **HOA Violation Review:**

### **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.

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**Motion to adjourn.**

**Seconded.**

**Meeting Concluded at 7:17 pm.**