

May 6, 2026
6:30 pm
Via Zoom

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

Secretary: Diane Battles

Directors Present: Diane Battles, Beth Smith

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:

April minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

New Business

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 5 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, correct contradictions to covenants and amendments, and to update accuracy where needed. Membership will be presented with the updated document for approval once reviewed by the association's attorney.

Balance Due:**Discussion:**

President Perna received an invoice from the former payment processing company used by NF HOA with a balance due of \$109.90.

Conclusion:

CAMS Representative Cryss recommended a Board Member pay it and then submit the receipt to CAMS through the portal for payment. President Trish Perna will pay the invoice and submit for reimbursement.

Old Business

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 professionals for guidance and will follow their recommendations for dispute resolution.

HOA Annual Party Planning:**Discussion:**

Director Diane reported that all plans were in place and that a banner will be going up on the corner of Moultrie Ct. and North Fort Dr. and a sandwich board at the front of the neighborhood.

Conclusion:

Board members who will be attending will be present one hour before the start of the event to help set up. A sign up sheet will be available to gauge attendance and gather new email addresses.

Submission of Receipts:

Discussion:

Website Manager Jane Garvey was requesting information about how to submit receipts for website expenses.

Conclusion:

CAMS representative Cryss provided the correct information to submit receipts.

Lawsuit:

Discussion:

Ongoing discussion with the HOA's counsel is taking place at this time. A second opinion regarding the matter has been tabled.

Conclusion:

North Fort HOA awaits further instructions from counsel on how best to move forward. Our response to the lawsuit was put forward.

Graffiti on Signs:

Discussion:

A sign in the neighborhood has been defaced with spray paint.

Conclusion:

Vice-President Dunn volunteered to clean it. If the issue persists, the Board will report this activity to authorities.

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.

Motion to adjourn.

Seconded.

Meeting Concluded at 6:58 pm.