

June 3, 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, Robin Trundle

Officers Present: Trish Perna - President, Diane Battles - Secretary

Quorum Established.

Meeting began at 6:32 pm

Resident/Guest Appearance: None.

Minutes

Discussion:

May 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 7 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.

Entrance Landscaping:

Discussion:

President Perna reported that the entrance was finally mowed following the completion of work by Duke Energy. A creeping vine was removed from the brick wall. Director Beth Smith stated one area had been missed. Director Diane Battles questioned whether NF HOA has funds set aside for beautification of the entrance to the neighborhood and addition of plants.

Conclusion:

Director Diane Battles volunteered to get some quotes on the project. Proposals and ideas for the project will be presented next month.

Transfer Fees:

Discussion:

President Perna received an inquiry regarding transfer fees. A number of years ago, \$200.00 became the agreed upon amount.

Conclusion:

CAMS Customer Service can be contacted directly for clarification about the process of buying and selling a home with regard to HOA transfer fees. CAMS' URL will be placed on the website. There is also an existing tab on the website for realtors to use.

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:

Discussion:

President Perna and Directors thanked Robin and Diane for their efforts in making a successful annual party.

Conclusion:

Not counting the children there, about 40 residents attended. Everyone seemed to have a good time.

Covenants:

Discussion:

At present, there are two homes with gravel driveways.

Conclusion:

The covenants, specifically Article III and Article VII, clearly state that within 60 days of completion of construction, gravel driveways must be paved in concrete.

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 6:55 pm.