

July 1, 2026
6:30 pm
Via Zoom

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

Secretary: Diane Battles

Directors Present: Ken Dunn, Diane Battles, Beth Smith, John Kronz

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:

June minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

New Business

No New Business.

Old Business

Checking Account:

Discussion:

The former checking account was finally closed and the remaining balance check was received.

Conclusion:

CAMS deposited the check into the new checking account.

Duke Energy:

Discussion:

President Perna thanked Director John Kronz for handling the contact with Duke to get the light replaced at the front entrance.

Conclusion:

The light is now working, making it safer to make the turn from Buffalo Rd. at night.

Entrance Landscaping:

Discussion:

Director Diane Battles was to present bids for new landscaping at the front entrance of the development.

Conclusion:

The motion was tabled as bids were not yet received, the temperatures were too hot outside and the front irrigation system was not operational or turned on at the time. Thomas Landscaping was to be requested to turn the irrigation system back on and perform maintenance to the system as needed.

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 6:43 pm.