

August 5, 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:** Robin Trundle, Diane Battles, Beth Smith, John Kronz, Kevin Cooper

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

Quorum Established.

**Meeting began at 6:30 pm**

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**Resident/Guest Appearance:** None.

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## ***Minutes***

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**Discussion:**

July minutes were discussed and reviewed.

**Conclusion:**

Previous minutes were accepted and approved.

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## ***New Business***

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**Amendments Review:**

**Discussion:**

Section 8.0 was reviewed and discussed.

**Conclusions:**

Questions were answered and concerns addressed.

**Budget Review:**

**Discussion:**

First look at the proposed 2027 annual budget was completed and several areas of proposed expenditure were discussed, including a road reserve and beautification.

**Conclusion:**

The completed budget will be presented at the annual North Fort HOA general meeting for review, acceptance or ratification by the membership present. The date and location of that meeting will be determined at the next Board meeting.

**Power Washing:**

**Discussion:**

President Perna presented a quote for powerwashing the white vinyl fence along the entrance of North Fort on Buffalo Rd., the walkway to the pond and the fence along the pond. Also included will be the entry walls to the neighborhood where the horse sculptures are located. Carolina Extreme Power Washing sent over a quote for this work. They will bring their own water.

**Conclusion:**

The Board voted unanimously to contract with Carolina Extreme Power Washing to do the work.

**Insurance Renew**

**Discussion:**

The policy is up for renewal. An email was sent from the insurance company.

**Conclusion:**

The Board agreed that we should stay with the same company and renew the policy, so as not to lapse.

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***Old Business***

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**Checking Account:**

**Discussion:**

The former credit card processing account was finally closed and the remaining balance check was cleared from President Perna's bank account. The company informed her that they do not provide receipts for payments sent via check..

**Conclusion:**

President Perna printed the images of the check that was cleared so there would be documentation that the account was paid in full. This was submitted to CAMS for reimbursement.

## **Entrance Landscaping:**

### **Discussion:**

Thomas Landscaping turned on and inspected the irrigation system at the entrance of the neighborhood. Ideas for new landscaping at the front entrance were presented. The budgeted amount for such a project was considered.

### **Conclusion:**

It was agreed that Thomas Landscaping will be tasked with coming up with a design plan and quote to present to the Board.

## **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 7:30 pm.**