

September 2, 2026
6:30 pm
Via Zoom

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

Secretary: Diane Battles

Directors Present: Robin Trundle, Diane Battles, Beth Smith, and Kevin Cooper

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:

August minutes were discussed and reviewed.

Conclusion:

Previous minutes were approved and accepted.

New Business

Amendments Review:

Discussion:

Section 10.0 was reviewed and discussed.

Conclusions:

Questions were answered and concerns addressed. Some grammatical errors were corrected.

Budget Review:

Discussion:

A second look at the proposed 2027 annual budget was taken and several areas of proposed expenditure were discussed, including Duke Energy increases, property taxes, the pond reserve, a legal fund, a road reserve and landscaping/beautification improvements.

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 a future Board meeting.

Edward Jones CD:

Discussion:

Director Beth Smith reported that the CD had come up for renewal. It had previously yielded 4% last year and it was renewed for 4.1%.

Conclusion:

A total of \$67, 691.26 was reinvested.

Website Host

Discussion:

The monthly fee has been increased to \$4.99.

Conclusion:

The Board agreed unanimously to approve the increase.

Lawsuit Update:

Discussion:

President Perna was contacted by our lead attorney representative regarding the status. The case is ongoing and new developments have come about which may affect the decision. We are still in the discovery phase.

Conclusion:

Once discovery requests are received, we will proceed to summary judgement.

Old Business

Credit Card Processing:

Discussion:

President Perna received the reimbursement check from CAMS for the payment that went to the old credit card processing company.

Conclusion:

The matter is now closed.

Entrance Landscaping:

Discussion:

Thomas Landscaping's plan for the front entrance was reviewed by the Board. It will extend to the current footprint.

Conclusion:

An estimate for the work will be forthcoming from Thomas Landscaping.

Power Washing:

Discussion:

The power washing was completed.

Conclusion:

The work was judged to be satisfactory.

Pond Maintenance Plan:

Discussion:

President Perna's contact at the Extension stated that there is no requirement for annual servicing of the pond. However, water testing can be done at the Extension for a small fee and recommended to be done annually. The responsibility for trimming of the foliage around the East side of the pond was called into question.

Conclusion:

As the HOA is responsible for 25 feet from the waterline on the East side of the pond, the Board will resume responsibility for the work. The Board approved submitting a request for an estimate from Thomas Landscaping. President Perna will be requesting a quote to permanently add that stretch of mowing to what is currently being done at the front entrance.

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 7:26 pm.