JACKSON HEIGHTS AT SOUTH FORK
BOARD OF DIRECTORS MEETING
Minutes of June 18, 2024

PRESENT:	Rob Navara	President
	Donna Jean Corlett	Director
	Joyce Lambert	Director
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	None	

Owners Open Forum

There were no owners open forum comments.

The meeting was called to order at 6:30 PM by Rob Navara, President.

Approval of Minutes

A **motion** was duly made by Rob Navara and seconded by Donna Jean Corlett to approve the November 28, 2024 minutes of the Board of Directors meeting as prepared. ***Passed.***

Manager's Report

The Association Manager submitted a short, written report including financial statements through May 2024. The past due accounts were discussed. Following a review of the May 2024 financial reports, a **motion** was duly made by Rob Navara and seconded by Joyce Lambert to approve the financial reports, as presented, through May 2024. ***Passed.***

Review/Approve 2025 Budget

The Association Manager explained the proposed 2025 budget, noting that it was identical to the 2024 budget. A **motion** was duly made by Rob Navara and seconded by Joyce Lambert to approve the 2025 budget which would continue the annual assessments at $275 per lot. ***Passed.***

Discuss Street Maintenance

Although the streets are owned by the Town of South Fork, the general consensus of the Board was that it is highly doubtful that the Town will have sufficient funds in the near term to complete the needed maintenance on the Jackson Heights streets. The Board agreed that, at most, the Town might do the patching where they dug up the street in order to make water line repairs. Rob Navara agreed to contact the Town Manager to see if the Town would, at least, do the asphalt patching where the dug up the street.

The Association Manager agreed to get an updated bid from Asphalt Constructors, Inc. on the cost of completing a crack seal of the Jackson Heights streets. The bid will be discussed at the Annual Member Meeting to see whether or not the Members support using some of the Association's funds to crack seal the Jackson Heights streets.

Confirm the July 29, 2024 Member Meeting Date

Following a brief discussion and checking of calendars, the board agreed that the Annual Member Meeting should be held at 10 AM on July 29, 2024 at 130 Four Seasons Drive in South Fork.

Old/Other Business

There was no old or other business to be discussed.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Donna Jean Corlett and seconded by Rob Navara to adjourn the meeting at 6:59 PM. ***Passed***