

Jupiter Plantation COA

Board of Directors Meeting Minutes

May 19, 2016

Meeting convened at 4:00 PM.

Directors present: Hart, Reynolds, Starratt, Darrow & Kuhn (via speaker phone)

Eric Peterson read the April 19, 2016 minutes which were approved.

Officer's Reports

Angie Hart said that we are doing walk-throughs of the property in the early morning in an effort to enforce our parking regulations. She reminded everyone present that bulk trash must be reported to Waste Management in order to arrange for pickup. It is not permitted simply to place large items at the curb and hope that the trash truck will gather these items. Large items will be picked up within three days of a phone call. And she is working hard to affect a cleanup of the dock slip and RV areas and asks if people would refrain from parking for long periods of time while they are working in the RV area. Please park east of the tennis courts and walk. There simply is not enough room to accommodate several vehicles in the RV area for long periods of time.

Angie noted that she had been trying to work with the owner of the boat and trailer in space #5 to remove both items and thus far has been unsuccessful in her efforts. Accordingly, Angie Hart offers the following motion: Eric Peterson is to write a second letter to Jay Jones informing him that the boat and trailer must both be removed from slip #5 not later than June 5 were the items will be removed from the property and any expenses incurred by the Association shall become an obligation of Mr. Jones. All directors vote Aye.

Angie said she had researched the language in the governing documents concerning who is entitled to use the RV spaces and dock slips and what criteria must be met for continued use once a slip or RV space is assigned. Additionally, she has looked into the requirements concerning people on a waiting list for both. Present occupants who no longer qualify to be assigned either a slip or and RV space will be notified that their privilege has been canceled and be given time as stated in the governing documents to vacate either of the assignments. They will also be removed from wait lists.

Dawn Starratt said that BriteView had been retained by contract to perform landscape activities and the property. She noted that they had started their work already, and were working to

develop a schedule to perform their tasks monthly. We expect they should be pretty well organized by June 1 and should be following a regular published schedule by them. She has been working with their personnel to identify ornamental plants and areas of turf which need to be replaced. Some of the turf may come back once we have a regular irrigation maintenance schedule in place. She is also obtaining a proposal to trim the deciduous trees on the property.

Gary Reynolds said he had found a person to perform maintenance activities. This individual would initially be working an average of two hours, five days a week. His tasks would involve picking up loose items in the common areas, emptying the trash containers and cleaning the men's and ladies rooms in the pool area. He would also keep the pool area straightened up and the pool furniture clean. He would perform certain other tasks on a work order basis. We will work next week to put in place the mechanism for his compensation program. Motion by Gary Reynolds to hire the individual at \$15 an hour net for 10 hours per week. All directors vote Aye.

Old business

Dawn Starratt said she had looked into the possibility of engaging a mosquito control program. To do this on a continuing basis was indicated to cost \$116,000 per year. To fog the community on a monthly basis would cost \$600 per occasion. Item was tabled.

New business

- 1) Pay off bank loan - Loretta Darrow indicated she thought the Association should pay off the loan we presently have with Seaside Bank which presently amounts to \$62,367. Because the accounts we currently keep at Mutual of Omaha and Stonegate Bank are private accounts operated by FirstService Residential we must close the accounts. There is some \$75,000 in those two accounts which would be brought into our operating account. Additionally, Eric Peterson said that the loan agreement with Seaside Bank required that we submit certain records to them which FirstService had not supplied and which would be very expensive for us to hire a CPA to generate. The CPA compliance work would cost somewhere between \$5000 and \$7000 and the work product would be full of footnotes, disclaimers and other incomplete item notations. It makes no sense to commit money for that purpose and result. The Board agreed that Loretta should bring the money in from Mutual of Omaha and Stonegate Bank and pay off the outstanding loan balance.

- 2) Mystery depressions – Gary Reynolds said that he and Eric Peterson had met with Lenny Giacovelli, chief inspector for the Loxahatchee River District and looked over the depression under the sidewalk at Building 57 and also the strange washout from the parking area at Buildings 4 and 5 into the open storm water utility drainage ditch. We should be receiving a communication from Mr. Giacovelli detailing his findings. In the meantime Eric has been able to obtain a set of as-built drawings for the system installed by Loxahatchee River District. Hopefully this will assist us in determining where the responsibility lies if there's any maintenance it has to be done concerning any portions of that utility.

Gary offered a motion that we engage the services of Dermot to bring in his small excavator and open up the washout area between the storm water ditch and the parking area at buildings 4 – 5. After that area is opened up, we can determine what needs to be done to install a proper storm water drainage which will not cause further damage to the common elements. All directors vote Aye.

- 3) Mangrove trim - Coastal Planting Service, Inc. has offered a contract whereby they will trim the river mangroves at a cost of \$300. per occasion. Motion by Dawn Starratt to accept the proposal. All directors vote Aye.
- 4) Terminate ADT contract - Citing the failure on ADT's part to provide any successful camera surveillance at the entrances from Center Street into the community or the RV area, Gary Reynolds offered a motion to terminate any further activity by ADT. We will develop a set of criteria and seek another contractor to supply our needs in the future.
- 5) Tennis courts - There are several different aspects required to meet our needs in upgrading the tennis courts. We will contact ALLPaving to update their current proposal to recondition the playing surfaces. We will have BriteView offer a proposal to reestablish the ornamental landscaping. We will ask Sixberry Locksmith about extending the fob system to the gates. And will consider whether to include pickle ball as a permitted activity on the courts. This item, while tabled for now, will be retained as an agenda item for next month's meeting.

Preceding this Board of Directors meeting Tim Frederick, Comcast construction engineer and Samra Wilson, Comcast commercial sales representative met with several interested persons in the community to discuss the installation of the new fiber-optic system and startup of the new expanded services for Jupiter Plantation. In summary, the installation of the new fiber optics should be underway by June and take approximately three months to complete. Sometime in September or early October the new system will be energized and ready for use. Preceding that

event, the community will be notified, and Comcast technicians will be on the property to assist any resident so requesting to have the new equipment and systems for individual units installed at no cost. There will also be a 120 day window from a date yet to be determined when any resident may contact Comcast for assistance to accomplish the upgrade on their property. As this project progresses, owners and residents will be kept informed of dates and activities as they pertain to the final achievement of unit reception of the enhanced systems.

Meeting adjourned at 5:55 PM

Eric G Peterson, recorder

The next Board of Directors meeting will convene on June 21, 2016. Please watch the bulletin boards on or about June 17 for the posting of the agenda.