

Jupiter Plantation HOA
Board of Directors meeting
June 18, 2019
Minutes

Meeting convened at 6 PM

Directors present: McBride, Tyska, Kuhn and Seng

Eric Peterson read the May 21, 2019 minutes which were accepted with no change.

Officers Reports

Denise Tyska said expenses continue to track to budget and there had been no unusual expenses during the period. Additionally, there is only one delinquent account, and that has been turned over to the attorney for collection.

Committee reports

- 1) Buildings and Grounds Committee – Russ McBride said that the committee will be inspecting all buildings again for mansard cleaning compliance. Anybody who has previously received the “Notice to Correct” letter but has not conformed to the requirements stated therein shall be placed in a mandatory cleaning pool. The Association will contract to have those mansards cleaned, and the owner will be billed at contractor cost +25% administration fee.
 - After repeated attempts to upgrade the landscape contractor’s performance to the level indicated in our contract, we have finally given up and are interviewing companies to replace ABM. We anticipate a decision to be made at or before the July Board of Directors meeting.
- 2) Social Committee – Tracey Kuhn said that plans for the Fourth of July party are developing nicely, and the event should have some great activities for kids of all ages to enjoy. We will definitely make sure all residents in the community are aware of the function and that everybody is welcome.
- 3) Welcome Committee - the function of this committee will be to meet with all new residents in the community at the pool Pavilion. At that time a short version of our rules and regulations will be given to the new folks, and the committee will emphasize certain aspects contained therein. Committee members will also be able answer new persons questions and let them know how to access the webpage, how to contact the Association manager and Board &c.. This should be a very positive meeting, and we really wish to encourage folks to volunteer to assist.

Owner concerns/comments

Linda Hupe complained that a neighbor had improperly erected a sunscreen over the patio which she declared violated the Association governing documents and that she customarily hung beach towels on the patio fence or second-floor railing. She demanded to know what was being done about it. It was calmly pointed out that management had visited the unit twice to explain to the resident what the rules are concerning the above.

Ken Kuhn said that normal river silting has filled in the channels outside our docks and within the slips to the extent that several boats are having difficulty navigating, and it is reported that some are even resting on the river bottom at low tide. He requested that we obtain proposals to remedy this situation. He also suggested that finger docks be added to the existing dock system. It was duly noted that there is a lengthy and complex permit system required before either of these issues can proceed to a contract proposal, and that several State and Federal Agencies would be involved.

Old business

- 1) Mansards and railings - please see Buildings and Grounds Committee report above.
- 2) Muscovy duck removal – Ken Kuhn offered two proposals he had solicited from contractors to physically remove the Muscovy ducks from the property. The method to be used would not involve any killing at Jupiter Plantation as the ducks will be netted and removed. The contractor will be licensed by the State and therefore must follow the strict guidelines promulgated by State and Federal law and State division ordinances as they

pertain to the removal of migratory birds. On a motion by Denise Tyska the Board proposed to hire Animal Rangers, Inc. to remove Muscovy ducks from the property per their proposal. All directors voted AYE.

New business

- 1) Aerators in lake system – In meetings with our lake maintenance contractor, it was stressed time and again that we must somehow introduce water circulation and a method by which oxygen can be replenished in the ponds. This is a necessary part of the overall efforts to keep our ponds healthy and visually appealing. One of the methods to partially achieve this goal is to install an aeration system underwater in all three of the ponds. We have a proposal in hand to accomplish that purpose in the amount of \$6150 installed. We would have to provide the electrical service for the system which could be done at any one of our irrigation pump stations. Motion by Denise Tyska to accept the proposal by Southern Aquatic and Upland Services to install an aeration system. After discussion, the Board decided to table the motion until the next Board of Directors meeting.
- 2) Additional landscape – it was noted that we have proposals in hand to continue the ornamental plant and tree replacement programs started last year but then interrupted by irrigation function difficulties. In discussion, the Board indicated that we will be replacing the landscape contractor very shortly and that it would probably be prudent to work with a new contractor on any new/replacement ornamental plant program. Accordingly, no action was taken on this item.
- 3) Boatyard – replace bougainvillea with clusia - it is clear to all that the bougainvillea which was introduced several years ago to screen visual access into the R/V storage area is now old and tired, and needs to be replaced. While bougainvillea has a pretty flower presentation and also possesses a thorny obstacle to discourage any access into the storage yard, it also presents problems in that it is difficult for the landscape contractor to maintain, and also it tears apart the screening attached to the perimeter fencing. Many pros and cons of each solution were offered, and the Board decided to continue discussion and revisit the issue at the July meeting.

Meeting adjourned at 7:15 PM

Eric G Peterson, recorder

Next Board of Directors meeting will convene on July 16, 2019