

Jupiter Plantation HOA
Board of Directors meeting
September 15, 2020
Minutes

Meeting convened at 6 PM

Directors present: Allison, Abel and McBride

Eric Peterson introduced the August 18, 2020 minutes which were accepted with change noted.

Officers reports

Eric Peterson reported for Treas. Jane Kelsey that there had been no unusual expenses during the period and that we continue to operate according to budget. There is only one delinquent account as we head into the fourth quarter. That account has been turned over to the attorney for collection.

Mary Lou Allison said that we are already using the email contact facility through the "Constant Contact" program. Comments so far have been very favorable, and we remind everyone who hasn't sent in written permission to include them on the list that the opportunity is always open.

Old business

None

New business

- 1) Wally Abel said we are in the process of replacing much of our required signage particularly at the entries to the property. There will also be new signs for the swimming pool and dock areas. We feel that it is long overdue for the community to upgrade these items.
- 2) Articles of Incorporation and Bylaws to attorney for amendment processing - Eric Peterson said that the Board has had opportunity to review the necessary and recommended changes to our Articles and Bylaws as part of the governing document amendment process. It is now time to send them to our attorney that they can be rewritten in legalese. That is all part of the process preparatory to mailing proposed amendments to the members for ratification. Upon a motion of Mary Lou Allison, all directors voted Aye.
- 3) Approved dock repair engineering – we have received the engineers report detailing items in the dock system which must be either replaced or repaired. Some of the items are technical in nature and, in the Board's view, will require professional engineering supervision during all of the next phases of the work. Tarragon Engineering has done all of the work to this point and is the logical choice to engage for the rest of the process. Motion by Wally Abel to engage the services of Tarragon engineering to oversee the necessary replacement and repairs and the dock system. All directors vote Aye.
- 4) Fines for non-compliance - Eric Peterson said that despite his efforts to convince the owner of unit 18A that the color he has painted his stucco walls is incorrect and must be

repainted according to the approved colors for Jupiter Plantation, nothing has been done to rectify the situation. Wally Abel offered a motion to fine the owner of unit 18A \$100 for failure to bring his paint color into compliance after proper warning. All directors voted Aye. Eric Peterson will now notify the owner of the Board's recommendation, set up a Fine Hearing date and time, notify the Fine Hearing Committee and complete any other work necessary to convene the Hearing.

Owner concerns and comments

- 1) Inquiry was made as to whether or not the recent "party" activities being conducted in the park area by the river should be controlled.
- 2) Suggestion was made that we need to look into dredging in the river to permit access and egress to our docks. It was noted that several boats are bottomed both in their travel and while berthed during low tide.

Meeting adjourned at 6:25 PM

Eric G Peterson, recorder