

Jupiter Plantation HOA  
Board of Directors Meeting  
February 18, 2020

I - Meeting convened at 6 p.m. Directors present: Kuhn, Kelsey, Allison, Abel and McBride.

II - Minutes of the January 21, 2020 Board of Directors meeting were approved with no change.

III - Officers reports

Wally Able said that the job to reroof the Pavilion had started. We were also able to locate panels for the mansard which were the original color from several years ago. Because this color is no longer available from the manufacturer, we purchased the entire inventory of a contractor in order to ensure that we would have the right item in the future. This will be valuable if the need arises to replace some mansards on our residential buildings. We will inventory the extra panels and sell them as needed to individual owners.

Jane Kelsey said that the figures that we have for operations in 2020 include only one month and therefore offered no meaningful information. However, first quarter assessments were due on January 1 became late on January 31 if not paid. Any assessments not received will be assessed a late fee of 5% and will be sent to the attorney for collection as is provided in our governing documents..

Jane said she was in the process of walking the entire property with our landscape contractor who will be presenting a schedule of all ornamental shrubbery in the common area which needs to be removed and/or replaced. From that information, we will be able to plan how we wish to bring our ornamental shrubbery up to par.

Tracy Kuhn said she had received all the records pertaining to the R/V and dock areas. She is in the process of updating spreadsheets to contain all the requisite information including registrations, proof of insurance etc. She also has a spreadsheet which will be updated on a daily basis to track dock usage as is required in the governing documents.

Tracy then introduced Karen Cook who along with Karen Edwards is assembling all the information required for the Association to apply to the Town of Jupiter for a Neighborhood Matching Grant. The Town has money available for communities who wish to enhance the landscape appearance of their public perimeter up to the amount of \$5000. Our focus is primarily concerned with removing the bougainvillea by the R/V area and replacing with Clusia. Members of the community have commented favorably about the project and asked the Committee to continue to seek the Town Grant.

### Committee reports

- 1) Wally Abel said that the best way to enforce rules and regulations in the community is by fining offenders. Toward that end, a Fine Hearing Committee which must consist of a minimum of three persons from the community who are not on the Board of Directors or associated in any direct manner with anyone on the Board. Wally then put out a call for some volunteers.
- 2) Architectural Review Committee – The governing documents for the community provide that any owner who proposes to make any changes involving the exterior appearance of a unit or patio must submit a request to the Association prior to commencement of any work. This application is then reviewed by a committee which must approve any such application. Volunteers for this committee were asked to reflect their interest to the office.

### Old business

- 1) Reset soldier bricks along pool deck perimeter – Three proposals have been obtained to do the work. One proposal addresses only the loose soldier bricks on the north (river) and east sides. Others proposed to remove and replace the entire perimeter system along all three sides. In order to give adequate time to review each proposal properly, the issue was tabled and will be revisited at the March meeting.
- 2) New parking stickers – new parking stickers have been ordered, and the program to distribute same will commence on March 2 instant and follow the schedule enumerated in the information recently mailed to all owners. If it is inconvenient to obtain a new sticker during the times noted, new stickers will always be available at the office - Monday through Thursday from 10 AM till noon.

### New business

- 1) Mary Lou Allison nominated Ken Kuhn to be dockmaster. All directors voted aye.
- 2) Update Reserve Schedules – Eric Peterson noted that the last time reserve schedules have been updated was 2013. The company which has been doing that work for several years will update the schedules this year for \$2500. All directors approve updating reserve schedule by JR Frazer.

### Owners concerns/comments

it was suggested by several owners that the new rules pertaining to sunshades and lights on the patios are not enforceable.

Meeting adjourned at 6:50 PM

Eric G Peterson, recorder