

Jupiter Plantation HOA Board of Directors Meeting
November 21, 2023 Pool Pavilion 6:50 pm

Marylou Allison, President

Jose Llorens, Vice President

Bill Seng, Treasurer

Gina Shipley, Director

Andrea Hurley (Absent)

Representatives Present: Dama Scott, Property Manager,
Steve Chuilli, Senior Property Manager from
Capital Realty Advisors

1. Call to Order

Mary Lou Allison called the Board Meeting to Order at 6:50 pm. A quorum of directors was present.

2. Approval of Minutes

Gina Shipley made a motion to approve the Board meeting minutes of October 17, 2023. This was seconded by Jose Llorens: All in favor, the motion was carried: Unanimously approved.

3. President's Report: Mary Lou noted that Dama met with the County Roads people today about trees toppled in the drainage easement during the recent severe storm. The county will take care of the tree removal asap and will advise on other issues on the embankment of the ditch. Further, Mary Lou advised that there are 4 owners in his Collection Process who have received notice that a Lien will be placed on their units if payment is not made by January 1, 2024. She has been using the Facebook Page to keep residents informed about different happenings around the community, and answering questions as quickly as possible so residents know the answers – all to end any misinformation that may appear. She has added the Wind Mitigation papers on the Jupiter Plantation website to make it easier for owners who need that information. Eighty-eight (88) buildings inspected for violations had been sent the 30 days violations notices. She thanked the Nisivoccia who will be reinspecting soon to observe compliance.

4. Manager's Report on Violations: Dama noted that Larry and Sandy Nisivoccia had volunteered to complete the second round of violations checks that started in June. Those homes that had not yet completed the items initially noted in June had been given a 30-day notification in October. Now, with this second round, those still not in compliance will be sent a notice and will be required to comply within 15 days of the date of the notice. If still not completed after that time frame, fines will be sent to the owners. Fines are \$100 per day up to \$1,000 for each violation: Items such as dirty mansards, unpainted balcony edges, and fences continue to be an eyesore.

5. Motion to approve Violations fines: Gina Moved to approve the Violations fines for those still not in compliance following the current 15 days' time. Seconded by Jose. Bill Seng voted to not approve, Mary Lou Allison, Gina Shipley, and Jose Llorens voted to approve. Motion carried.

6. Committee Reports:

A. Treasurer's Report: Bill Seng, Treasurer gave the Treasurer's report at this meeting which followed our Budget meeting, so there was nothing new to disclose.

B. Dockmaster's Report: Peggy Frazier was unable to stay through the meeting to give a report.

7. Old Business:

Electronic Voting - Gina Shipley gave a report on the progress of electronic voting. We have initiated an electronic voting firm, HOAst, to facilitate this for us. This mode of voting will save the Association a lot of money over mailing voting material, and it will facilitate us getting a quorum. Gina is working on providing zoom meetings to explain the e-vote and how it works for the residents. She reported that we can also use the forum for surveys within the community.

8. New Business: Added new business

A. Budget Approval: Gina moved to approve the budget with the two changes incorporated. Jose Llorens seconded the motion. Motion carried unanimously.

10. Approval of 90 days and over suspensions: Gina moved to suspend the owner privileges of those overdue in account for 90 days or more. This was seconded by Bill Seng. Motion carried unanimously. There are eleven (11) properties that are past due as of October 31, 2023.

11. Approval of Nominating Committee for Annual meeting January 2024: Bill Seng moved to approve

the committee as follows: Mike Tanen, Kim Knobbe, Karen Cook, Kathy Jones, Brett Luongo. Gina Shipley seconded: The motion carried unanimously. These five homeowners will serve.

Resident Comments: Some owners still had Budget questions, which were responded to accordingly.

Decisions and approvals:

- Approval of meeting minutes Dated October 17, 2023
- Approval of Violation fines following current 15-day notifications.
- Approval of Nominating Committee for 2024
- Approval of 2024 Proposed Budget with changes as noted.

Board President, Mary Lou Allison Adjourned the meeting at 7:16 pm

Respectfully submitted by Dama Scott, LCAM Community Association Manager