

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on March 19th, 2024.

Meeting Minutes – **APPROVED 4-16-2024**

ROLL CALL

Quorum Obtained

Called to Order: 6:00 PM

Board Members Present: Mary Lou, President
(Present) Bill Seng, Treasurer
Andrea Hurley, Secretary
Gina Shipley, Director
Jose Llorens, Vice President (will be tardy)

Association Management: Brenda Balliache, LCAM & Steve Chuilli, Sr. Senior Manager, Capital Realty Advisors

1. Call to Order

President Mary Lou called the meeting to order. Brenda had started the recording. Members in audience and via zoom.

2. Approval – Previous Meeting Minutes

The Minutes from February 20th, 2024 were reviewed by the Board. Gina made a motion to approve, Andrea 2nd. All in favor. Pass.

3. BOD Reports

President Mary Lou introduced Brenda Balliache who has assumed Manager's role. Brenda gave a brief bio on herself. Treasurer Bill Seng requested that he get the financials prior to a couple of days before the meeting. Discussion ensued. Secretary Andrea Hurley reports that she has identified the roofs that still need to be replaced. She reminded members that this must be completed by December for insurance purposes with Citizens. Discussion ensued. Director Gina Shipley reports that she has been working on fences and closet project.

4. New Business

- Approval of mailing proposed amendment documents to the membership for owners to vote. Discussion ensued.
 - **Motion** by Gina to finalize the mailing and mail. 2nd by Andrea. All in favor. Pass.
- BDI Contract and seeking partial reimbursement. Discussion ensued.
 - **Motion** by Bill to accept the 50% reimbursement from BDI and request all permits and work product the company did on behalf of the Association. 2nd by Andrea. All in favor. Pass. Discussion ensued again.

5. Other Business on Agenda

- Approval to suspend the use of the Community's amenities for those residents who are ninety (90) days in arrears. Discussion ensued.
 - **Motion** by Gina to approve suspensions. 2nd by Andrea. All in favor. Pass

6. Resident Forum

- Post the units who are delinquent. *Discussion. Redact the names. *Other residents using the amenities grant access. Discussion ensued.
- Dock lights go out. *Discussion. *Repairs are needed, this is a hazard. *Big light by bldg. 48 is flickering and on its way out. Electrician must do it. *Brenda will investigate.
- Dead palms. *Discussion. *Brenda will investigate.
- Community lights. *Discussion. Mary Lou suggests investigating leasing lights from FPL.
- Flag pole light and lights along the water are out. *Discussion. Mary Lou reported that the lights on the back line always go out when it rains. Discussion ensued. *Brenda will investigate.
- Spalding on building(s). *Discussion. Bill reports that it's in by the office too. Mary Lou reported that one has been repaired. Discussion ensued.
- Amendment Changes. *Discussion. Gina reports that the language will be simple. She would also like to have some workshops. Discussion ensued.

Bill made a motion to adjourn the meeting. Andrea 2nd. Time 6:32pm.