

Jupiter Plantation HOA
Board of Directors Meeting Minutes
October 18, 2016

Meeting convened at 5 PM.

Directors present: Hart, Darrow, Reynolds, Starratt and Kuhn

Minutes of the August 16, 2016 meeting were approved with no change.

Officer's reports

Angela Hart offered the following progress reports:

- 1) Comcast started the project of installing the fiber-optic cable.
- 2) Security cameras have been installed at the west entry, boat yard and pool/dock areas. As soon as Comcast provides service to that area, the east entry cameras will be installed.
- 3) Tennis court refurbishment project has started.
- 4) The pool heater was restarted for the season, and we had to ask the manufacturer to make a warranty service call as the high temperature sensor did not appear to be working.
- 5) Landscape damage from hurricane Matthew is being cleaned up as best we can. Waste Management has been placing informational messages on TV and in the newspaper that they hope to be up removing debris within two weeks. Our arborist said that where palm fronds are hanging down from the tree trunk, we should not be in any hurry to remove them even if they appear to some to be unsightly. The fronds need to be left in place for as long as they will remain attached as the tree gathers strength and recovers from internal damages caused by the high winds. We simply need to be patient on this.
- 6) We are in the permit process with South Florida Water Management District with respect to the new well for irrigation replenishment source. After permit, a new well will be drilled and piped into the retention pond as a reservoir for our irrigation system.
- 7) Trash cans – PLEASE, PLEASE. This is a resident responsibility. Returning empty trash containers to your patios should not be left to the Association. Any left out will be taken to the dog run area on/after the second day.
- 8) We are very much aware of a couple of addresses where drugs are being sold. JPD is aware and is working with us to stop this unlawful practice. In the meantime we will do what we can to remove these people from our community.
- 9) During the most recent property inspection, several things were noticed which need to have voluntary remedial action performed by the residents of several units. Remember, for many of these items, the owner of the property, no matter how the property is occupied, is responsible for compliance with our documentary requirements. There are 52 dirty mansards. Eight units have dirty balcony ledges. Numerous units have planted the area outside of their patio fences, and some several feet beyond that, and are not

maintaining what they have installed. Whenever this occurs, the landscapers will be instructed either to remove the offending items entirely or to trim as they would do in their regular procedure for common area ornamentals. Some people have planted non-native, invasive, dangerous- in- hurricanes trees and such. The Norfolk pines must be removed. Avoid planting 'birds of paradise' as they cannot be properly maintained when they are fully grown. Coconuts must be removed from the trees when they appear several times a year. If any owner does not do that, the coconut trees will be removed. The entire list is attached.

- 10) We must ask again that everybody pitch in to do some part in keeping Jupiter Plantation a premier and desirable property. Please don't be afraid to bend over and pick up something on the ground if it doesn't belong there. Leave a note in the dropbox at the office describing some situation you think is out of sorts. We all need to do a willing part to keep our property as we all like it.

Gary Reynolds said that the next two major projects will involve repairs to the seawall where surface storm water is eroding under the structure. There is a similar problem where the wet retention ponds drain into the counties drainage canal to the river. The area which was repaired between buildings four and five seems to be performing well and only some sod may need to be added. The project to eliminate trip hazards on the sidewalks is underway.

Dawn Starratt said irrigation repairs have been ongoing and have lately been exacerbated by the installation of the Comcast fiber-optic cable which has broken water lines in several places. Once complete irrigation is proven, we will resume our landscape replacement and upgrades.

Old business

- 1) Building roof drains - Gary Reynolds said that he had installed a roof drain system which appeared to be adequate to distribute the storm water collected on the roof away from the building and not puddling on the adjacent sidewalk. If anyone has a situation where there roof creates a pond next to the building or on their sidewalk, please notify us by placing a note in the dropbox by the office. We will attend to the problems as quickly as possible.
- 2) Additional surveillance cameras - We would like to add additional cameras to view the pool/office parking area and the park area south of the docks. The company which installed the entry cameras etc. will be able to do the work. Motion by Angie Hart to expand the surveillance cameras in that area. All directors vote aye.

New business

- 1) Review 2017 Proposed Annual Budget - Eric Peterson distributed a proposed budget for 2017 to all the Board members. He explained how the Reserve Contributions had been computed utilizing the figures obtained from a reserve study and then derived according

to a formula provided by the State. From this method anticipated major long-term expenses should be for the most part paid by the time the actual need arises thus greatly diminishing the possibility for any major Special Assessment. Operating account line items have been recast from the prior chart of accounts utilized by First/Residential to reflect our actual operational needs and experience. The 2017 Annual Budget will be adopted by the Board at their regular meeting on November 15. If the Board adopts the budget which was presented, the quarterly assessments will remain unchanged from 2016.

- 2) Annual Meeting Nominating Committee - The Bylaws require that a Nominating Committee consisting of five members of the Association be appointed by the Board prior to the Annual Meeting. The function of the Committee is to present to the members names of qualified persons who are willing to serve on the Board of Directors sufficient to fill any vacancies occurring on the Board. This year the elected terms of Angela Hart, Gary Reynolds and Loretta Darrow expire. Those three persons are eligible to be elected for in another two-year term should they agree to be a candidate. The Board appointed the following five persons to serve on the committee: Mary Lou Allison, Wally Abel, Jane McGear, Gail Sorce & Maddie Tanen.

Meeting adjourned at 6 PM

Eric G Peterson, recorder

The next Board of Directors meeting will convene on Tuesday, November 15, 2016 at 5 PM. The principal item of business will involve the Board adopting the 2017 Annual budget.