

Jupiter Plantation HOA
Board of Directors Meeting Minutes
January 17, 2017

Meeting convened at 5:10 PM.

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

The Board of Directors meeting convened following an hour-long presentation by representatives from Comcast who described the current state of installation of our upgrade and answered many questions by unit owners concerning wiring in their units and anticipated start date of the improved program. Acknowledging the late start, the Board agreed to start their meeting with Old Business.

Old business

- 1) Approve various landscape proposals – It appears that Comcast is finished digging holes on the property and thereby causing difficulties for our irrigation efforts. Also, our new well is operational, so we are not in danger of running out of water. Projects which have been placed on the shelf waiting for a better time for execution include: replanting of ornamentals along chain-link fence from the tennis court westerly to the R/V area maintenance shed; dressing up of the entry area; re-sod in areas where the turf has failed (Comcast will still be responsible for areas which were destroyed in their installation). Directors voted to proceed with several proposals from BrightView.

New business

- 1) Dock cameras – There is still a gap in the security coverage from the West terminus of the dock. The Board agreed to install two cameras facing eastward to cover that area.
- 2) Mansard cleaning fines - It was pointed out that several owners are ignoring letters sent to them detailing the requirement to clean their mansard roofs. Accordingly, and following Article VI Section 1(1) of our Declaration plus Chapter 720.3035(2) Florida Statutes, the Board is recommending that the following unit owners be fined \$100 for failure to maintain the mansards of their units as mandated. Eric Peterson was instructed to send letters to the following owners setting a date for their opportunity to be heard before the Fine Hearing Committee which will determine whether or not the fine shall be collected. The units are: 2D, 3A, 3C, 16B, 16D, 18A, 18C, 20D, 27B, 28C, 30B, 33B, 40C, 41B, 42A, 42C, 42D, 47D, 50A, 50B, 51C, 54D, and 57B.

Angela Hart then presented several items of interest to all residents in the community.

- Vehicle washing is not permitted in the boatyard; please use the overflow parking area to the east of the tennis courts.
- Trash pickup - Waste Management has set new times for their pickup routes. At this time we are unsure of what the new times will turn out to be.
- Mexican fire pits and other open flame devices on patios can be dangerous and will emit sparks which can set fires at other locations. Please be extremely careful what you are burning in these devices.
- The Board has decided to trim Palm trees in the community twice a year and closely monitor deciduous trees that they do not become an impediment either to buildings or line of site access etc. This work will begin very shortly.
- Power washing of the sidewalks will also begin very shortly.
- We are developing a program to systematically replace our aging mailboxes. Unfortunately, the US Post Office takes no responsibility in this area, and the entire expense is ours to bear. This project will be quite expensive in total.

Meeting adjourned at 6:55 PM

Eric G Peterson, recorder