

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

Meeting convened at 5 PM.

Directors present: Hart, Darrow, Reynolds, and Kuhn

Minutes of the June 20, 2017 meeting were approved with no change.

Officer's reports

Angela Hart offered the following progress reports:

- Irrigation pump structures rebuilt
- Pool pavilion added new TV, fans, hotspot and Internet, party storage bins, refrigerator
- New charcoal/propane barbecue
- Pool area bulletin board rebuilt
- New gate to pool area
- Docks top dressed
- Best website for homeowner Association in Florida
- Landscape damage repair after Comcast install, new ornamental shrubbery, Palm trees trimmed twice per year
- New door to pool equipment room

These items have been possible due primarily to the income generated from the Comcast billing prior to the time that Comcast started charging the Association. We probably couldn't have done a lot of these items at all without these monies or without special assessments. Everything you see has been paid for.

Dockmaster/RV area reports

Angela Hart said that the wait list for both of these facilities have been pared down to manageable levels. Any resident owner may apply to be on the wait list. Please obtain the requisite application forms from Eric in the office.

Old business

- 1) Document revisions - we need to make another attempt to revise the existing documents for several reasons: state statute pertaining to homeowner Association has changed in many areas and we need to incorporate the new law into our documents;

several areas where we need specific language to guide the community is either lacking an entirely or needs to be revised; the present document language does not reflect the needs and wants of our current ownership community.

The approach this time will be to gather written suggestions in areas of concern such as minimum lease period and number of times per year a unit may be leased. We need to strengthen our application process for both lease and purchase. Once we get the sense of an item we wish to amend or add to the existing documents, we will ask our attorney to cast that idea in legal language.

Once the board has determined what items they wish to amend, a package containing same will be made available to all members for their acceptance or rejection. We can do this either at a members meeting with a quorum present, or we can do it by a limited proxy mailed to all owners in lieu of meeting.

In the meantime, if you have some area you believe needs to be addressed by a document amendment, please put it in writing and submitted to the office.

New business

- 1) Neighbor's trash placement - we have been disappointed recently by the manner in which our neighbors in the unincorporated area North and along the Loxahatchee River have been placing their yard waste and household trash for pickup by Waste Management. These items are being the posted on property of Jupiter Plantation by prior arrangement brokered by the Town of Jupiter and Palm Beach County Solid Waste Authority. When we finally came to our wits and by the unsightly notice of this activity, we placed "No Dumping" signs in the area customarily used for that purpose and also wrote letters to each of the homeowners in the unincorporated area. Eric Peterson was contacted by the area head of the Solid Waste Authority in order that he could understand what was going on. We described our problem, and told him the only solution seem to be to prevent our neighbors from using our property as a dumpsite. The gentleman from Solid Waste Authority said that he could stop that activity entirely but wanted us to understand that a different trash hauling company worked for the county and would then be picking up our neighbors trash and using our roads as access to their collection areas. He said that he would schedule five additional pickups each week in order to accommodate their needs. He pointed out that in the past the residents of Jupiter plantation preferred not to have all this additional traffic on their roadways and passing by, and at that time had made the concession for pickup as it presently exists. He asks that the Association decide once and for all how to handle the problem. After discussion the Board of Directors instructed Eric Peterson to notify the SWA manager and he inform him that the Association would agree to allowing pickup on plantation property for a period of time and for as long as this activity did not

become a burden to the community or an eyesore. Should either of those things occur, Jupiter plantation would notify SWA that this activity should cease and desist. Eric Peterson was also instructed to take down the no dumping signs and to write a follow-up letter to each of the neighbors explaining our conditions for their continued use of the dump areas.

- 2) Eliminate payment coupons – Eric Peterson asked that the Board consider eliminating the annual coupons as notice to the members of assessments due. He also asked for any input from members attending the meeting. In general, Eric pointed out that the coupon system was somewhat expensive to administer, did not afford the opportunity for management to keep owners informed as to their account status and that it was difficult to get coupons to new owners during the year. He also said he gets calls from owners who tell him that they can't find their coupon books, that they are snowbirds who left their coupon books in the drawer in Florida or that they don't know what their account status at the moment is. He said that management could mail quarterly statements to all members as notice of assessments due and which would also identify each account status. He said that the cost to do this would not exceed the annual expense of obtaining original coupon books and midyear replacements. Without exception, those present and the Board of Directors asked that management use the quarterly statement system beginning in 2018.
- 3) Review 2018 Annual Budget – Loretta Darrow said that she and Eric have completed a 2018 Proposed Annual Budget. After taking into account all normal operating expenses plus reserves according to a schedule required by the State, the 2018 Budget showed the assessment level to be the same as in 2017. In 2017, after removing extraordinary expenses relating directly to several of the projects enumerated at the beginning of this meeting, we have found that we have a solid budget basis for our ongoing operating expenses. We also continue to build our reserves as required by Statute. The Board of Directors will meet on November 14, 2017 at 5 PM here at the pool pavilion to adopt the 2018 Annual Budget. All members will receive written notice of this meeting and a copy of the proposed 2018 Budget.

Meeting adjourned at 7:15 PM

Eric G. Peterson, recorder