

Jupiter Plantation HOA
Board of Directors Meeting Minutes
November 14, 2017

Meeting convened at 5 PM.

Directors present: Hart, Darrow, Reynolds, and Kuhn

Minutes of the October 14, 2017 meeting were approved with no change.

Officer's reports

Angela Hart offered the following progress reports:

- Palm trees have been trimmed and deciduous trim project will commence Monday, November 20th. This is a very big project as the work has not been done for a couple of years. All carrotwoods are going to be removed and the stumps ground. We will find suitable replacements where it makes sense to install new trees.
- Hurricane damage is essentially cleaned up and certain areas of landscaping which suffered are being attended to.
- We have a proposal to repair the west end of the seawall; another very expensive item.
- We are removing one of the landscape lights at the Center St., island and will put ficus in the area closest to the street. We give up on doing anything else inasmuch as boat trailers etc. continue to be driven over that area.
- We will continue to identify dark areas in the property and will install new lighting where needed.
- We have instructed the landscaper to remove any did/or old ornamental plants from the sidewalk and other common areas. We will replace or replant as deemed best.
- We will remove/replace/add stepping stones to make travel from the sidewalk to the parking lots easier.
- We will be replacing old, rusted and broken mailboxes.
- Pool screens will be put up.
- Sidewalks are being power washed and are almost complete. If any has been missed, please contact the office.
- We will be painting the new pump houses the same color as our fences. We want to paint the white PVC piping in those areas to try to mask them from view.
- We are looking to add another bait cut area in an attempt to stop fishermen from doing this on the new dock area.
- We will continue to repaint the curb stops as needed and re-number to the correct locations.
- We will be doing something to identify the permissible dump areas for the unincorporated houses along the river. We hope this will confine their landscape and household trash in a way that is not so unattractive and obtrusive to us.

- We now have installed dog bag stations and deposit buildings throughout the property. PLEASE USE THEM.
- The basketball backboard which was damaged in the hurricane has been repaired.
- We are now turning our attention to notifying owners that it is their responsibility to keep the mansard roof clean. Toward that end there is a suggested method and material posted under "Happenings" on our website. If you do not maintain your mansard as required, you will be notified.
- We will be continuing our efforts to monitor overnight guest parking. We have a strong effort underway to deal with "commercial" vehicles being parked overnight. Please, however, understand that parking of those vehicles is only prohibited between the hours of midnight and 8 AM.
- There are several new items in the Pavilion area to enhance enjoyment by all residents. These include a new TV, Wi-Fi, refrigeration for parties and a gas/charcoal grill.

Gary Reynolds pointed out that we are also monitoring the need to replace the bulkheads along the wet retention areas. As these areas naturally deteriorate, the repair can be quite expensive.

Dockmaster/RV area

Angela Hart said that at present there are wait list for both areas. She reiterated that a resident owner cannot be placed on the wait list for either facility unless/until an application is completed and submitted through the office to her.

On the motion from Angela Hart. The following persons were named to the Election Committee. Mary Lou Allison, Wally Abel, Jane McGeary, Gail Sorce & Maddie Tanen will serve. The function of the committee is to present on the floor of the annual meeting names of candidates for election to the Board of Directors sufficient to fill any vacancies existing or due to occur by this election.

We wish to remind everyone that we are in the process of identifying areas in our governing documents which need revision. Please reflect your thoughts on this matter to the office.

Loretta Darrow offered a motion to approve the 2018 Annual Budget as submitted. All directors vote aye.

Meeting adjourned at 5:55 PM

Eric G Peterson, recorder