

Jupiter Plantation COA

Board of Directors Meeting Minutes

April 18, 2017

Meeting convened at 5:05 PM.

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

Minutes of the January 17, 2017 meeting were approved.

Officer's Reports-

Angela Hart said that some fobs are turned off for a reason. If you see someone who is trying to use a fob unsuccessfully to enter the pool or dock areas, please politely decline to open the gates for them. There's probably a good reason to deny entry.

- Please be mindful of the trash pickup days and place bins with tightly secured lids at the curb only after dark the day preceding pickup. Return bins to your patio when empty. If you have large items to get rid of, please call waste management to find out when to place those items at the curb.
- We now have doggie bag stations at many locations on the property. They are placed to maximize your convenience, so please use them. Leaving solid dog waste on the ground is entirely unacceptable, and anyone cited for not picking up and properly disposing of same will be fined. In the case of a tenant, the owner of the leased unit will be fined.
- With the return of warm and humid weather, are mansards will again be needing attention. Please monitor your own property and have the mansards clean when they begin to show accumulation of dirt, mold or mildew.
- We have painted a sign on the dock surface indicating "No fishing" beyond that point. We cannot permit fishing close to the areas where boats are tied up as many lures and hooks get tangled up in the mooring lines.
- We are now working with a new account manager for BrightView. We have met with him and are putting together projects to meet our needs with respect to refurbishment, replacement and repair of damaged areas. The first section we will address focuses on the area along Center Street from our east to west property boundaries.
- Comcast still has some damages to repair and some disturbed landscaping to address.
- Some buildings have missing or damaged landscaping in the common areas which will be addressed.

Loretta Darrow said our collections are quite minimal, and that the CPA was very impressed with our financial picture. He made a couple of suggestions which we will bring to the attention of our accounts manager and also suggested that we move the monies which were utilizing a bank loan to repair of the lake system to the operating account. Loretta offered a motion to so instruct the accounting department. On the motion, all directors vote Aye.

Gary Reynolds said that we have obtained engineering for the repair of the bulkheads along the lake and that the work would begin shortly. He noted that we are developing plans to replace the three pump station structures inasmuch as old age has finally caused them to deteriorate severely. The new drainage system which was constructed on the east side of the property by the county easement has been completed and is working very nicely. We will be looking into replacing many signposts which are presently wood and subject to deterioration with something more durable.

Old business –

- 1) Parking - Overnight guest parking is allowed only for permitted vehicles. No commercial trucks, campers, trailers etc. are permitted even for a short period of time. Violators can be towed or fines can be imposed. Permission to use the two guest parking areas overnight must be obtained from either a Board member or the Association manager in advance. Parking of all resident vehicles is permitted with a requisite identification sticker. Vehicles which do not display a sticker or guest pass are subject to being ticketed. This system has been working very well, and we feel confident we have a pretty good idea of what vehicles belong on the property.

New business –

- 1) Car covers – Car covers will be permitted but with certain restrictions. They cannot be used to mask the fact that they cover a non-permitted vehicle, such as a derelict, non-operative or unregistered vehicle. They cannot be used to cover up the fact that they have essentially become an extension of a resident's storage facility. If, during the use of a car cover, that item should break loose or tear such that it is flopping around in the parking space, the cover will be removed and disposed of. Obviously, in order that we keep our parking areas in good order, anyone using a car cover should make an arrangement with a friend or neighbor to ensure that the device is in proper place during the owner's absence.

Owner's concerns/comments

Several owners stated that they wish that there were a way to amend certain aspects of our governing documents. They cited as examples of areas which needed work as follows: number, size and perhaps breed of animals in a household, lease terms and restrictions on parking. Also, the amendment process needs to be brought up to current convention for HOAs.

Meeting adjourned 5:55 PM

Eric G Peterson, recorder