

Jupiter Plantation HOA
Board of Directors Meeting Minutes
March 20, 2018

Meeting convened at 5 PM.

Directors present: Hart, Reynolds, Frank and Kuhn

Minutes of the February 20, 2018 meeting were approved with no change.

Officer's Reports

Angela Hart said the yellow Mercedes parked at building 41 was inoperable and would be removed by Thursday. Balance of the new mailboxes have been ordered and we anticipate installation by the end of April. Comcast is in the midst of their project to connect all units to the fiber-optic system prior to removal of equipment enabling our old hook up. ABM is in the process of submitting their proposal to execute our new ornamental plant replacement program. We should be seeing their results shortly. Semi-annual trimming of Palm trees is being scheduled. We will also be thinning out the sea grapes and schefflera in the parking area roundabouts.

Gary Reynolds pointed out that several residents have not been following the restrictions concerning planting and/or placement of items in the common elements. The guidelines are contained in Article VI of our governing documents and are readily available on our website. Issues which are prevalent in the community include:

- Fences, and closures and storage closet repairs and maintenance must be done in exactly the same manner as originally built. In many cases, a permit from the town of Jupiter is required prior to commencement of the work. Color must remain "sable" throughout.
- It is not permissible to hang items on or outside the patio fencing.
- No permanent items may be placed outside the fencing or in the common elements
- If chairs are used outside the fence, they must be brought back in when not in use.
- Trash must be placed in a suitable container with a tight-fitting lid. Trash should not be placed in plastic bags for pickup. As we see every week, critters find their way inside and strew a lot of the contents throughout the property.
- We have made a lot of effort to make pickup of solid waste from dogs convenient. Dog bag stations are placed throughout the community, and disposal collection is also provided. THERE IS ABSOLUTELY NO EXCUSE FOR NOT PICKING UP ADFTER YOUR PET.

We simply need residents in the community to be aware of these restrictions and to follow them. For those who cannot be bothered to stay within these restrictions, letters and fines will be forthcoming.

Old business –
None

New business –

- 1) Building 39 water break – On February 18, 2018 water was observed flowing in the parking area on the south side of subject building. Eric Peterson called the Town of Jupiter water department, and they responded quickly. After inspection, it was determined that the supply line on the consumer side of the water meter was broken. They turned the water off at the meter to stop the flow and called Eric Peterson to give their report. The next morning, the owners of 39D, Dave and Kathy Cuthbert, engaged the services of Roto-Rooter Plumbing to repair the broken line which was underground between the water meter and the building. The Cuthbert's have submitted an invoice for \$700 and asked the Association to pay for the restoration of their water as they allege the Association was responsible for the cause of the break in the copper line. The Board determined that the Association was not responsible and that the expense to repair the broken line was entirely to the consumer.

Everyone was reminded that the second quarter assessments are due on April 1. There are no coupons this year, and all owners will receive a statement by mail to the address given to the Association by each owner.

Adjourned at 5:55 PM

Eric G Peterson, recorder