

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

Meeting convened at 5 PM.

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

Minutes of the January 16, 2018 meeting were approved with no change.

Officer's Reports

See Angela Hart's report attached. Additionally, Angela asked if anybody sees any lights out in the common areas to report them to the office. That way we can address the situation quickly. We have been compiling a list of locations and appropriate trees to place where many of the carotwoods have been removed. We will be doing this work after completion of the large ornamental replacement program which will be executed by the new landscape company. Several Australian pines have been removed on the east side of the drainage canal by a homeowner from the neighboring community. We have a close contact with that group and have been assured that anything which ends up on our property will be removed. There is nothing unusual going on with those tree cuttings except that a homeowner wants to improve his view of the river.

Dan Frank said that he had been working closely with our pool maintenance company to correct a heat sensor problem which resulted in the temperature the pool water approaching 90°. We believe the problem is now solved by replacing the high limit sensor. This work was done as a warranty repair with no expense to the Association.

Gary Reynolds said that we will continue to remove and replace ornamental plants in the community. We will also work toward establishing a uniform common height for the hedges in the common area.

Tracy Kuhn said everyone who has been identified by Comcast as not being finally hooked up to the new fiber-optic system will be contacted by letter or email stating that Comcast must again come into your unit to verify proper connection to the upgraded system. Comcast is indicating that there is a drop-dead date of March 12 at which time all connections in our community

must be completed. Any that are not done will be disconnected. That will mean no TV or Internet for those accounts. Even if you have had Comcast or contractor personnel in your unit to connect the new system, do not ignore this latest contact by the company. It is far better to be told that everything is good in your system rather than to have it summarily terminated. Also, and from what we understand from Comcast, you will be billed to reinstate an interrupted service.

Loretta Darrow said that the Accounts Receivable situation in the community is very manageable. She will be contacting some individuals who may have a balance to ensure they understand that the account must be brought current. Also, please remember that the Board of Directors terminated the coupon system for assessment remittance. Beginning in 2018, each owner will receive a statement prior to a due date which should be treated as an invoice payable on the first day of each quarter. Any unpaid amounts will be reflected on that statement and should be paid in full upon receipt.

Owner comments/concerns

There were the usual complaints about dog poop. When you see an offender, email details – dog breed, where seen, where dog lives, etc. – to Eric. Or drop a note at the office. We WILL follow up.

Meeting adjourned at 5:50 PM

Eric G. Peterson, recorder

Eric Peterson

From: "Angela Hart" <angelahart65@gmail.com>
Date: Wednesday, February 21, 2018 10:05 AM
To: "Eric Peterson" <ACMSFL@comcast.net>
Subject: My Board Meeting Notes from last night

Here is the list of things I talked about at the meeting to help with your minutes-

1. Gates - Sixberry will be installing safety measures to ensure not being locked in during power outages
2. Broken water pipes, hot water heaters, etc. - please call Water Co, or plumber, call Eric for protocol
3. Dock - not a dog run, people have come close to being pushed in water by loose dogs, Dock is for pedestrian traffic only, fishing in designated areas only, and at no time can a non-registered/insures boat with Jupiter Plantation, dock to pick up passengers.
4. Boatyard and Boat slip users, letters will go to individuals who are in jeopardy of losing rentals due to lack of use or non-running vessels, and storage of non-boating items in boatyard.
5. Light sensors blocked by scheffler sp? need to be trimmed down
6. Dog poop - continuous problem - behind buildings, along ponds, etc
7. Mansards - 2nd letter needs to be mailed, then to fines committee
8. Balcony Edges - letter out - easy to clean
9. Fences need to be repaired, replaced, painted - letters
10. Parking - enforce on parking in front of hydrants, and in areas that block emergency vehicles
11. New landscape - keep common area plantings to the same height
12. Tree replacement only where needed for shade to units
13. Reminder - no resident is to plant or add pots, benches, etc to common areas
14. Mailboxes being installed, all being rotated out of street
15. Big hole to be filled in at old sewer leak spot
16. Comcast will be disconnecting old system at end of month, all residents must make the switch to new system or they will become disconnected from Comcast until they call for installation.
17. Place sign back up around ponds for "no fishing" these areas are protected by 4 different agencies and must not be fished.