

Jupiter Plantation HOA  
Board of Directors Meeting Minutes  
January 16, 2018

Meeting convened at 5 PM.

Directors present: Darrow, Reynolds, Frank and Kuhn

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

#### Officer's Reports

Eric Peterson said that the large ornamental plant replacement project would be performed by the new landscape company, which we will discuss in a few minutes.

Loretta Darrow said that we were soon to replace three mailboxes with a new style which include an outgoing mail slot and package capability. The new mailbox will require that we pour a concrete pad in order that residents do not have to stand in wet grass or mud to retrieve their mail. All of the customer deliveries will be made away from the street for safety reasons. We will do all of the concrete work at one time and then install the new mailboxes in three stages. We will notify everyone about how to obtain their new mailbox keys, and if anyone is away, we will have them available at the office. For many locations, this replacement is long overdue, and we are happy to be able to get it done now with no additional expense to the members.

#### New Business

- 1) Terminate BrightView landscape contract - after almost 2 years of management and Board members trying to get BrightView to accomplish their tasks in accordance with their written contract, our collective frustration finally resulted in a decision to seek a new landscape contractor. BrightView, despite numerous attempts to correct deficiencies, simply failed to measure up in so many of the simple areas customarily expected. Following a motion offered by Loretta Darrow to terminate the current BrightView landscape contract, all directors vote AYE.
- 2) Hire ABM Landscape and Turf Services - ABM has offered to perform our landscape services commencing on February 1 instant and add a price essentially identical to our present contract. In addition, they will perform two more turf cuts per year, use a much preferred method of turf and ornamental fertilization and broadleaf control, trim overhanging palm fronds and seedpods to a greater height and perform an annual spring "hard cut" of oleanders and hibiscus at no additional expense. Loretta Darrow moved to hire ABM Landscape and Turf Services per their contract. All directors vote AYE.
- 3) Tree replacements – Management and the Board are putting together a plan to install some new trees in the community. In addition to the 23 carrotwoods which were recently removed, several other trees have been taken away due to old age and/or storm damage. We are most interested in coordinating the choices of trees with residents in the community, so if anyone has a suggestion or preference, please reflect it in writing to the office.

Adjourn at 5:30 PM

Eric G. Peterson, recorder