

Jupiter Plantation HOA
Board of Directors Meeting Minutes
April 17, 2018

Meeting convened at 5:05 PM.

Directors present: Hart, Reynolds, Frank.

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

Officer's Reports

Angela Hart said she and Eric Peterson had visited the RV Johnson insurance agency to renew our insurance portfolio. Our property insurance premium increased about 5% while the other categories remained essentially unchanged. We had anticipated an increase in insurance premiums in our 2018 Budget, so we will be fine with the small increase in rates. We are very fortunate this year as some associations are seeing 20 to 30% increases in their property insurance rates. Our agent pointed out that because our Association is diligent in maintaining the overall property, we were favored with lower renewal premiums. In 2019 we will have to again appraise the property before renewal.

Angela said both the RV area and docks are fully leased, and there is a waiting list. She continues to monitor usage in both of these amenities in order that persons currently using the spaces are complying with requirements contained in our documents which includes usage and proof of insurance etc.

Gary Reynolds wanted to remind everyone to be sure to secure balconies and patios before leaving for an extended period of time. Anything which is loose or subject to being tossed around in high winds must be properly secured.

Dan Frank said everything is fine with the pool and that we would be looking to repair the solar heater on the roof of the Pavilion during the off-season.

New business

- 1) Sidewalk maintenance proposal – each year we request Florida Sidewalk Solutions to inspect all of our walkways and submit a proposal to grind down any lifting which would cause a trip hazard. Our request is to identify any raised portions of sidewalk ½ inch or greater. Florida Sidewalk Solutions owns the patents on the process to grind down any identified trip hazards. They are the preferred company utilized extensively by Palm Beach County and the Town of Jupiter. Additionally, we have had very good luck with their work in the past. The proposal to do the work this year is for an expense of \$9575. On a motion to approve the project, all directors vote aye.
- 2) Roof drain cleaning – each residential building has two roof drains which discharge into the common areas of either the ornamental shrubbery or turf. Inasmuch as the drains service more than one unit, they are viewed to be a common amenity. It is been several years since we have proven that the drains are fully open from the roof to discharge. We spoke with the roofer about the method to prove the viability of these drains, and he referred us to a full service plumbing company. We met with Tyler Mitchell, principal of Jupiter Plumbing Services, to

determine a method to accomplish this task. Jeff proposed to hydro-jet all the roof drains from ground level to the roof of the building to determine if there is any blockage. Where there is blockage, further investigation will be made as to the cause and work required to remove the impediment. Cost to do the initial hydro-jet at inspection is \$6430. On a motion to approve the project, all directors vote aye.

Owner's concerns comment

The replacement of the 'NO FISHING' signs was noted with thanks.

Kathy and Dave Cuthbert (39D) approached the Board with a request for reimbursement for their recent expense to repair their main water line piping which had developed a leak on the consumer side of their water meter. They suggested that at some point in the past work which had been approved by the Association had, in time, led to the development of the leak in their pipe. After a short discussion, the Board reaffirmed that the expense was for the unit owner as had been determined at the March Board of Directors meeting.

Meeting adjourned at 5:50 PM

Eric G Peterson, recorder