

Jupiter Plantation HOA
Board of Directors meeting
August 20, 2019, 2019
Minutes

Meeting convened at 6 PM

Directors present: McBride Seng, Tyska and Kuhn

Eric Peterson read the July 16, 2019 minutes which were accepted with no change.

Pres. Russ McBride read a letter of resignation from Dan Frank. Dan said his resignation was effective immediately inasmuch as he has moved away from the community. Russ then introduced Jane McGeary Kelsey, owner of unit 43B, and noted her interest in serving on the Board of Directors. He then offered her resume in which she demonstrated a strong background in commercial property management.

- Motion by Russ McBride to appoint Jane McGeary to serve the remainder of the now vacant term on the Board of Directors. All directors voted AYE, and Ms. McGeary will serve until the next election to the Board of Directors.

Russ then proceeded with his remarks noting that the recent property inspection had revealed some 65 units still had dirty or soiled mansards even after the mailing of a "30 day Notice to Correct" letter. Accordingly, the Association will clean those mansards which have been neglected and bill each owner \$100. This amount will be posted to the owner account and, according to our documents, is payable in the same manner as with regular assessments. Russ pointed out that our documents also require that homeowners maintain all balcony railings and the edge of the balcony floors. He said many of these presently need attention, and owners will be so notified to perform this required maintenance. He also said that several units need to maintain their fences, house painting and replacement of unit designation letters on their gates. Some owners will require information concerning reasonably priced contractors or handymen to assist them, and two such persons have posted their contact information on the bulletin board at the pool. There is also some question about the correct color to be used on the body of the exterior stucco walls, railings and fences. Please consult the Association website at: jupiterplantation.org and look under the heading "Happenings". Scroll down until you see a picture of our waterfront and docks. Paint colors and store information are contained thereon.

Russ then went on to say that he is looking to set up a program whereby approximately six areas in the community will be designated for maintenance inspections etc. and will be coordinated by a "block captain". He is looking now for persons to volunteer to perform this function. It is hoped that a continuous inspection responsibility can be performed using this set up, and that overall maintenance in our community will must be improved by notifying owners when their responsibilities will be met.

Treas. Denise Tyska said that the new landscape company, Shaun Beck Landscaping, has been hired and has begun their activities. They have requested they be given the month of August to perform hard cut and trimming activities in order to bring the landscaping back into a single conformity. Toward that end, ornamental shrubbery in the common areas will typically be cut

and held at a 4 foot height. If you have something planted in the area immediately outside of your patio fence that you wish to maintain yourself, simply place a red or blue reflector on a metal stake at the beginning and ending points of your responsibility. The landscape company will not trim anything between the reflectors, but remember that it is then your responsibility to maintain everything therein on a 12 month basis. Denise said the contractor is using a new weed control chemical, not Round- Up.

Speaking as Treasurer, Denise said there been no unusual expenses during the period, that expenses are tracking to budget and that she had been making phone calls to remind persons who were delinquent to get their assessments paid before the unit account is turned over to our attorney for collection.

Document Revision Committee - there are many items in the present documents which need to be addressed, and some items which need complete revision. This is a fairly large task, and the Board requests any interested party to notify the office of their willingness to participate in the review and drafting work.

Owners concerns/comments

- 1) It was brought to the attention of the Board that there should be areas in the community which are designated as "No Smoking". These could include the swimming pool and Pavilion areas. This issue will be placed on the agenda for the next Board of Directors meeting.
- 2) Ross Larson (33D) said he had received a letter from the office reminding him that commercial activities are not permitted on the docks at Jupiter Plantation. He said he was aware of that limitation and had no intention of violating the prohibition. He said he was being singled out as a violator and did not take the content of the letter to be merely a reminder.

Old business –

- 1) Mansard cleaning – see President's remarks above.
- 2) Boatyard clusia and bougainvillea – the new landscape company has indicated they would like to have an opportunity to resurrect the failing bougainvillea already existing on the street side of the fence. It was agreed to allow them time to see that through.
- 3) Pond aerators – introduction of aerators in the three major portions of our drainage system is a part of the overall system to improve water quality and control unwanted growth. Issue tabled.
- 4) Pavilion roof – we are still obtaining bids to see how we want to proceed.
- 5) Grass eating carp in retention ponds – we are investigating the possibility of adding more grass eating carp, other native species of fish and indigenous flora to help improve and maintain the water quality as part of the overall pond maintenance system.

New business –

- 1) Building 9 water ponding on sidewalk – we're looking into how to eliminate water ponding which is been a problem for several years and particularly so after the refurbishment of the streets and parking areas.

Meeting adjourned at 7:35 PM

Eric G Peterson, recorder

Next Board of Directors meeting will convene on September 17, 2019.