

Jupiter Plantation HOA
Board of Directors Meeting
January 21, 2020 several residents

I - Meeting convened at 6 p.m. Directors present: McBride, Kelsey and Kuhn

II - Minutes of the November 19, 2019 Board of Directors meeting were approved with no change.

III - Officers reports

Jane Kelsey said that the operating results for 2019 had resulted in a surplus of \$74. She pointed out that this is a remarkable achievement when recognizing that the annual budget for the period approached \$800,000. Jane also said that there were six delinquent accounts which have been turned over to the attorney for collection. The attorney has sent a 45 day warning notifying the delinquent owners that if their account is not paid in full by the due date contained in their notice, a lien would be filed on their property.

Tracy Kuhn said that she had received all of the dock and RV area information from Billy Seng. She said she will be administering the assignments and billing as well as receiving updated insurance and registration information for boats. An effort is being made now on a daily basis to catalog each slip usage in order to ensure compliance with the minimum use requirement stated in our documents.

IV - Old business

- 1) Jane Kelsey said that she had received several proposals from area roofers concerning the present condition of our Pavilion roof and their recommendation for remediation. Each of the roofers has been up on the roof and has been interviewed on property individually. Jane wishes to thank Wally Abel for his time and expertise in putting together all of the proposals. After consideration of all submissions, Jane said that the preferred contractor is Worley Roofing. She offered a motion that Worley Roofing be selected as the contractor to install the new roof on the Pavilion building. All directors vote aye.
- 2) Reset soldier bricks on pool deck perimeter- Eric Peterson has contacted Hardscapes, Inc. for a proposal to reset the bricks which form the perimeter of our pool deck. Several sections have become loose and are undermined by water erosion, which could become a severe problem in the future. The Board asked Eric to secure additional proposals and report back at the February Board of Directors meeting.

V - New business

- 1) Eric Peterson said several resignations had been accepted. Russ McBride has resigned as president of the Board of Directors but is retaining his seat on the Board. Resignations from the Board of Directors have also been submitted by Billy Seng and Denise Tyska, thus creating to open positions. Florida statute and our governing documents each provide that the Board of Directors may appoint to fill the vacancies which occur. Tracy Kuhn nominated Mary Lou Allison to serve the position vacated by Billy Seng. All directors voted aye. Jane Kelsey nominated Wally Abel to serve the position vacated by Denise Tyska. All directors voted aye.

- 2) There being several corporate officer positions now vacant, the board determined the following shall be officers of the corporation:

President - Tracey Kuhn
Vice President - Wallace Abel
Treasurer - Jane McGearry
Secretary - Mary Lou Allison
Director - Russ McBride

- 3) Rules concerning patio sunshades - Tracey Kuhn said that several residents have wondered about the proliferation and multiple styles of sunshades which seem to have appeared in the community this past year. The Board of Directors has been interested in developing a standard which would apply to the placement of such items while preserving the unit owner intent of making their patios a comfortable place to enjoy and out of the oppressive sunlight. Tracy then offered the following criteria which shall be adopted as a "Rule or Regulation" to be applied to all such placement of sunshades in the community. At a later date, as a part of the document amendment process, a sunshade restriction will also be proposed to the members.

Rule governing the placement of sunshades, umbrellas and lighting at individual properties.

A unit may have no more than two triangular sails on their patio. They may be hung from the lowest part of the balcony railing. Color must be brown or beige to blend in with the mansards. No tarps or temporary awnings are allowed. Either two sails or one umbrella is permitted. Umbrella must be in good working condition. There is no color requirement for an umbrella.

All patio lighting must be hung from the lowest part of the balcony railing or lower. Lighting is allowed along the fence as well. Lights must not be lit after 11 PM.

Holiday lights/decorations: holiday decorations and lighting is permitted from Thanksgiving until the second Sunday in January. All outdoor decorations must be removed by this date.

On the question, all directors voted in favor of adopting this new rule. Effective date shall be March 1, 2020.

Owner comments/concerns

in general conversation it was suggested that the color of the sunshades should be more precisely defined.

Adjourned 6:42 PM

Eric G Peterson, recorder

The next Board of Directors meeting is scheduled to convene on February 18, 2020.