



Winter 1999

## Jupiter Plantation News Season's greetings

I would like to take this time to welcome back our winter residents. I hope you like the subtle changes that have been made in your absence.

The board has been working very diligently in putting together the forthcoming budget. Once again we feel that we can obtain our goals without any increase to our maintenance fees. We are in better financial shape than ever before. I hope the membership appreciates our determination in keeping our costs down while looking ahead toward the future of the plantation.

In the near future we shall be holding special membership meetings, to discuss ways in which we may be able to control costs in the future. These changes may take some getting used to, but may be the correct action to take. First and foremost is looking into ways that we can eliminate some of our lawn maintenance bill. The initial cost may seem high, but I feel the savings will more than make up for it in the future years.

The board is also looking into better ways to invest association monies. This in itself will also help us offset future costs. We are trying to find new ways to generate income, so we can try to keep our maintenance fee at \$130 per month and minimize any future financial burden to the membership.

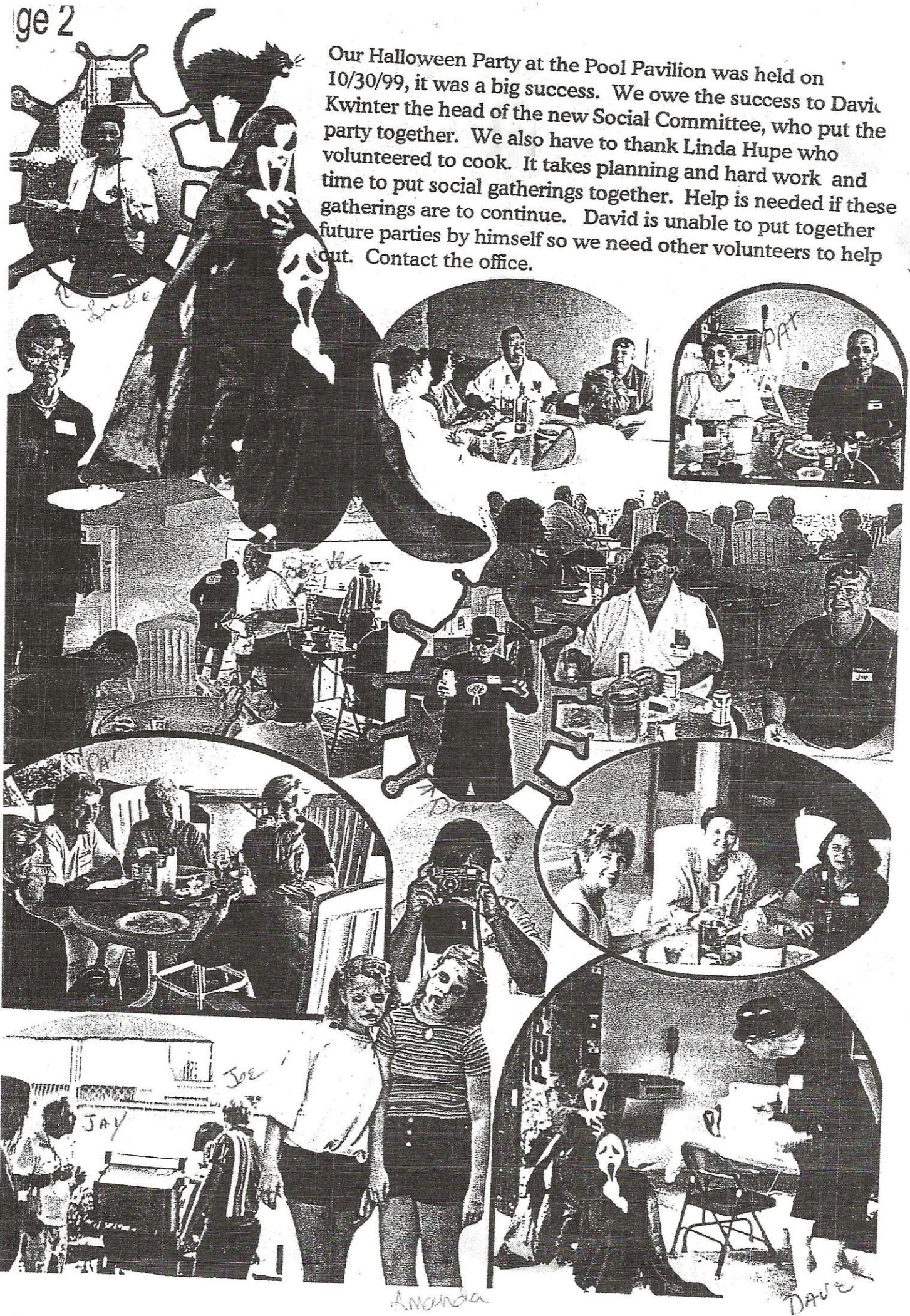
Our goal is to make Jupiter Plantation the best value in the area. If you have any comments or suggestions feel free to contact myself, or any other director. If anyone wishes to submit questions or articles for future newsletters leave the request at the office in the newsletter file. Also you may post questions at our new website ([associationnews.news](http://associationnews.news)). Myself or another board member will respond asap. Again I thank you for giving me the chance to serve you.

Respectfully submitted,  
Joseph D. Chilleme  
Secretary JPHA





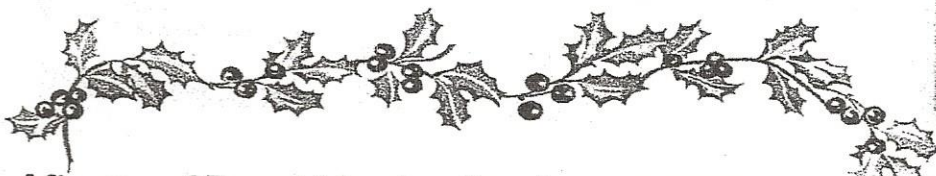
Our Halloween Party at the Pool Pavilion was held on 10/30/99, it was a big success. We owe the success to David Kwinter the head of the new Social Committee, who put the party together. We also have to thank Linda Hupe who volunteered to cook. It takes planning and hard work and time to put social gatherings together. Help is needed if these gatherings are to continue. David is unable to put together future parties by himself so we need other volunteers to help out. Contact the office.





## Welcome back my 4-legged friends, page 4

I am so happy that you have come back down to warm sunny Fla. Isn't it great to be back to all the familiar smells? Did you know that because of your 2 legged owner there is a push to get rid of us? I know that we can't help it when the call hits us there is nothing we can do to make our owner pick-up after us. All we can do is look up to our owner with our big brown eyes and say, I like living here in JPHA where the sun is warm, the breeze blows and I'm at your side. So, please have your owner take a bag (WinnDixie, Publix, and Albersons) with you. You don't have to leave a deposit for me to know that you are back. I see you walking at night and yes it's hard to say it, but I also see what is left behind the next day. If your owner sees some uncaring owner letting their dog leave a deposit please, please offer a bag to them, or just call the office, leave any information you can to help stop the push to rid JPHA of us dogs. There is a \$50 fine to pet owners who do not pick up after their pets. It's up to the humans to clean up after their kids, themselves, and everything that we do. Your year round friend and watchdog.



Minutes of Board Meeting October 29, 1999 6:00pm

The meeting was called to order at 6:00pm.

Present were board members; Richard Nestro, President; Joseph Chilleme, Secretary; and John Slattery, Treasurer.


A motion was made and seconded to dispense with the reading of the minutes of the previous meeting.

Richard Nestro read the resignation letter from Michael Holland as a director dated October 19, 1999.

Richard Nestro made a motion which was seconded by Joseph Chilleme to appoint Herb Hupe of Unit 43A as a director to fill the vacancy created by the resignation of Michael Holland. The decision was unanimous.

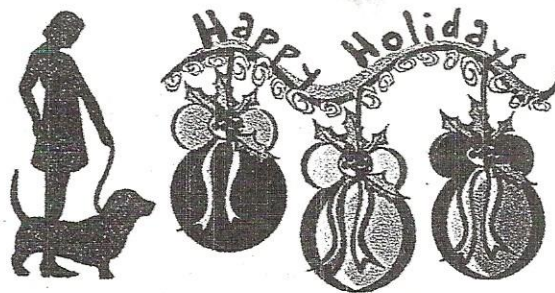
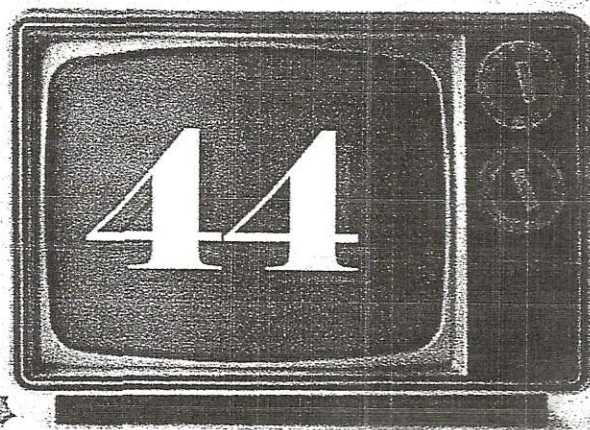
A motion to adjourn the meeting was made by Richard Nestro at 6:12pm. It was seconded by Joseph Chilleme.

## Welcome New Owners



1D Dexter Deal  
8A George Lee Ross, Jr.  
15D Richard & Virginia Bauer  
20A Barb Welch  
25A John Trombino  
33A Alan & Gloria Hilla  
37D Mwangi Githinji

WATCH CHANNEL 44 FOR  
OFFICE HOURS & SPECIAL  
NOTICES



**remember to pick up  
after your dog**

We are trying to find out how many owners have computers. If you have a computer please sign in on the web site or e-mail [jchilleme@aol.com](mailto:jchilleme@aol.com)



### **History of Jupiter Plantation**

Did you know there is a history/photo album of JP from 1903-1993? This book was compiled by Ruth & Charlie Houston. Earlier photos were obtained from the late Audrey Pennock Library, an original owner. This book was presented to Patricia Armentano the new custodian of the book. I strongly encourage you to see the collection. I found it interesting to see how JP looked in the past, the events that took place and seeing older pictures of some of the residents.

Someone is needed to keep records of the events happening now! Do you have any pictures or other material from 1993 to present as well as older pictures? It is a shame that this book has not been updated.

### **History of Jupiter Plantation** (reprinted from Dec 1984 Plantation Gazette)

Did you ever wonder who lived on this land before it was Jupiter Plantation? Did you ever wonder who bought the first unit? Did you know what a problem it was to make the transition from Developer Control to Homeowner control?

We think we all bought our property because Jupiter Plantation is a very unique community in southern Florida. First of all we are situated on the Loxahatchee River with the last (to ever be built) dock extending 250 feet into the water, by order of the environmental Control Groups. The river gives us fresh cool breezes that only a natural body of water produces. The lush growth of flora and fauna makes the grounds a tropical paradise. This is a result of being on the river plus the fact that the Pennock Family from whom our Plantation was purchased, worked the land as a orchard, fern garden, nursery, and dairy farm.

Jupiter Plantation Homeowners Association was incorporated March 30, 1978. The first residents had already moved in as early as 1977 when the developer had control of writing the documents and making the rules and regulations. In April 1981, the documents were turned over to the owners who took over the Homeowners Association and elected directors to carry out the duties of running the Plantation.

In the following issue we will publish installments of the history, starting with the Pennock Dairy Plantation.



# Minutes of Annual Meeting

December 1, 1999 Poolside 8:00 pm

Present were Directors, Richard Nestro, Betty Rhodes, Joseph Chilleme, and Herbert Hupe; Property Manager, Fran Serpico and 70 members either in person or by proxy. John Slattery arrived at 8:28 pm

Richard Nestro chaired the meeting and it was called to order at 8:00 pm. Director, Joseph Chilleme took a roll call. A quorum was established. Joseph Chilleme read the minutes from the previous Annual Meeting and they were approved as read.

Mr. Nestro stated that the Board will be drafting several amendments for issues that should concern all members i.e. limiting leases and the pet situation. The association will be investigating the possibility of background checks for all new residents and the possibility of requiring a \$500. deposit from lessees. The association is now requiring pet owners to bring their pets to a veterinarian to verify weight and the cost of \$20.00 is borne by the association. Several members discussed the enforcement of the pet rules and Mr. Nestro stressed that the office works diligently with him to enforce them and the implementing of fines but the members would have to express their opinions through a proposed amendment.

Mr. Hupe discussed hurricane shutters and the specifications obtained by David Kwinter. The Board approved an accoridian style with more detailed specifications to be determined at a later time. Steve Bernstein stated that he believed insurance companies would give a discount for premiums for those that did have shutters. Mr. Solar discussed the aluminum style and stated they could be painted to match the building. Mr. Nestro stated that the aluminum style would have to be removed within 48 hours after the storm.

John Slattery discussed the security gates and the survey that was performed. He said they would have to be approved by the Town and the Fire and Building Departments. Thereafter for a membership vote and document amendment before construction could commence. He mentioned that the property owners on the north were in verbal agreement. No decision has been made as to the type of gates that would be proposed but they would be at both entrances with the east entrance for residents only.

Mr. Nestro discussed his dissatisfaction with Custom Property Management and stated that although the Board was pleased with Gene, the maintenance person and Fran Serpico, property manager, the Board was very dissatisfied with bookkeeping and the like at the main office. Joseph Chilleme made a motion to cancel the contract and it was seconded by Rich Nestro and voted upon unanimously. A thirty [30] day letter of cancelation will be mailed on December 2nd.

Richard Nestro stated that several proposals were received from management companies and made a motion to accept the proposal from Bristol Management and it was seconded by Joseph Chilleme and voted upon unanimously with John Slattery stating that he would like to receive reports similar to the reports that are made available through Dickinson Management. The change of management companies was approved with the understanding that John Slattery's request and a reduction of the proposed fees would be discussed with Steve Ingles of Bristol Management. Mr. Nestro is scheduled to call Mr. Ingles on 12/2/99 relating to the concerns and possible changes.

Joseph Chilleme made a motion at 9:10 pm to adjourn the meeting and it was seconded by Betty Rhodes.

**A SPECIAL THANKS TO KRIS MARTIN  
AND VINCENT & BETTY RHODES  
FOR CLEANING UP THE SEA WALL.**



*We all will be sad that Fran Serpico will no longer be with us,  
because of the change in management companies*