

JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING HELD ON FEBRUARY 18, 2025

MANAGEMENT REPORT

Administrative Activities

- Issued and logged new parking stickers for new residents and replacement vehicles.
- Processed several leases – no sales
- Prepared for Annual Meeting on January 21, 2025
- Gathering information needed for the completion of the 2025 Reserve Study which is scheduled for March.
- Realtor info page prepared to add to website to hopefully answer many of the same questions from Realtors.

Completed Project/Activities

- Plumbing work on dock/slips replaced some faucets, tightened others, strapped loose pipes, etc.
- Letters sent to delinquent owners notifying them of their Fobs being shut-down.
- Coping around pool painted and stucco repair work on various sections of the wall on the pool pavilion
- Repair to asphalt on parking lot at Building 7
- EV Charging Station Agreement finalized and insurance info obtained – Owner waiting for permit to be issued by the Town of Jupiter
- Various electrical issues addressed including light on flag pole
- Letter sent to all property owners forwarding latest amendment changes plus a friendly reminder of the most common rules violation.
- Knox box by office upgraded by the Fire Marshal of Palm Beach County.
- Fence on dog run repaired
- Entrance signs painted

Pending Projects/Activities

- Cur Dog Construction continues their lake project. Concrete scheduled to be poured this week.
- Fences on 8 of the 10 letters sent to property owners not addressed. Need further direction from the Board.

- Many electrical repairs pending for Brower Electric to address (light pole on Building 6, raising of the breaker box at docks, addressing the breaker that is tripping on the docks, etc.)
- Replacement of leaking mailbox near Building 43
- Letters mailed to residents on dock slip/RV Storage waitlist confirming that resident meets residency requirements. Awaiting returns on letters.
- Obtained 2 quotes for artificial turf for the dog run
- Working with vendor to repair irrigation in the dog run
- Obtaining bids for grant project

Work Orders

Since the last meeting, eleven (11) work orders place – see attached report.

Violations

Inoperable vehicle tagged in Building 1 parking lot---flat tire and expired registration – Owner requesting a few weeks to resolve the issue and asked the vehicle not be towed.

10 letters regarding fence maintenance

ARC

Since last meeting six (6) applications

45C – Impact Sliders

42D – Implact Sliders

34D - Fence Modification

11A – New Fence

7A – Impact Sliders

53A – Gutters on Building (Denied)

Report Submitted By,

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