

Jupiter Plantation Homeowners' Association, Inc.

Manager's Report – August 16, 2024

Administrative and other Management activities.

- ✓ Mgr. working with BOD on Agenda items and with Legal on various items.
- ✓ Mgr. would like to remind everyone that the final audit is available. If you would like a copy, please email me and we can mail or send via email.
- ✓ Processing for sales and rentals is ongoing with Admin.
- ✓ Check batches are generated for APs, and financials are prepared and then reviewed with the Treasurer.
- ✓ Email correspondence with the Board of Directors, Legal, and the Members of the Association continue.
- ✓ Drafted roof letters and they were mailed out to the remaining buildings.
- ✓ Mgr. working with CRA for webpage link.
- ✓ Mgr. met with multiple parties, spent days, and researched dock slip slot that was revoked. Legal, CRA and BOD has weighed in, the lease for slip 10 will be reinstated.

Activities – “Other” **(but not limited to)**

- ✓ REMINDER - ONLY TREES's. will begin the Community wide tree trimming at the end of August.
- ✓ Southern Aquatics installed a bigger screen for the new fountain. The factory one came with small grates, and it was clogging up. Also, the capacitor on the bubbler fountain needed to be replaced.
- ✓ BMA we now have received two proposals and was waiting on the 3rd one, however they have relayed that they cannot obtain a 3rd. They want the Board to know that they have exhausted all means, and would the Board consider the two that they have. They are a part of the BOD mtg package.
- ✓ A new and a replacement No Fishing sign was ordered. They should be ready for pick up on Monday the 19th.
- ✓ The BOD and Management had to intervene with the sewer issue at building 7. I worked with the owners last month, and it was discovered that a pipe was bored through the clay pipe from back in January. The BOD was not engaged in any work that created this issue. Mgt, has been investigating along with another resident. The pipe is now repaired, but asphalt repairs will be needed.
- ✓ Florida Irrigation installed the new motor by building 33.
- ✓ Wet checks continue with Florida Irrigation.
- ✓ The dock fob system and access control is now repaired. A 2nd board was installed in the office. The closer to the gate needed adjustments, this was completed last week.
- ✓ Clean up, maintenance and repairs are needed at the RV storage, some surface cleaning has been completed, but far from over.
- ✓ The pool had a new heater/chiller installed. The old one is stored in a maintenance shed.
- ✓ Investigated cost for Ins. Premiums for docks, it is \$4600 a year.

Respectfully Submitted, Brenda Balliache, LCAM, CPO, MCP, A+