

JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 19, 2025

MANAGEMENT REPORT

Administrative Activities

- Performed inspection and processed sales application for 37B. Anticipated closing date is December 5, 2024.
- Prepared a 2025 draft Budget that will be reviewed by the Board and a Board meeting will be scheduled to adopt the Budget prior to December 31, 2024.
- Several Realtors are asking about the availability of boat slips and the process on how to obtain one. Sellers please provide Realtors with a copy of the new amendment to the docs regarding boat slips or refer the Realtor to the Jupiter Plantation website.
- New Florida Statute 720 requires HOAs to have a website available to property owners that contains financial information, contracts, etc. This information needs to be password protected. A new website for this information has been set up through Capital Realty Advisors and property owners will receive an email from Enumerate asking them to register. Please watch for this email. It is legit.

Completed Project/Activities

- Checked with vendor on water pressure (noise) from lake fountain in front of Bldgs 5 and 6. Vendor says the high pressure is from the cleaning of the nozzles on the fountains and that is the correct pressure for this fountain. If the Association wishes, there is a different spray head that can be purchased.

Pending Projects/Activities

- Another lake fountain is not working but it is on hold at this time as the vendor will be shutting down the fountains and removing the aerators when the lake project starts.
- BMA/Cur Dog Construction is scheduled for the lake project and waiting on a start date from the vendor.
- Pressure washing of walkways and sidewalks has been scheduled. Waiting for a start date from vendor (RBK Diversified)
- Repair to asphalt at Building 7 – Original vendor not responding. Reached to out another vendor who will look at the repair needed and provide a quote. However, Management

- this is a small repair in the scheme of things and the asphalt used will probably be in conjunction with another project elsewhere
- Assisting with the roof replacement list to meet the required deadline of 12-31-24.
- Working with Only Trees on a fallen tree along the canal by Bldgs 11 and 12. Issue with a second tree too near the electrical line. Concern that if the fallen tree is removed it will take down the second tree and hit the power lines. This continues to be investigated for satisfactory resolution.
- Working with Brower Electric to raise the breaker box on the dock to prevent water from getting into the box during King tide. Also working with Brower to determine cause of breakers tripping shutting off the lights along the dock and seawall.
- Painting of the wall around the south end of the pool area including the shower area will start on Monday, November 18th and be completed in approximately one week.
- Association's attorney drafted an agreement between the Association and a resident for an EV Charging Station. This will be reviewed for approval by the Board.
- Obtaining quotes to address several drainage issues throughout the community.

Work Orders

Since the last meeting, nine (9) work orders placed – see attached report starting with WO #76.

Violations

Since the last meeting, five (5) violations letters have been sent.

One for a flag not meeting FL Statute 720 requirements

One for a nuisance (dogs on patio barking constantly)

Three for storage yard violations

ARC

Received an ARC for 56B for a new fence

Report Submitted By,

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