

**JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING HELD ON DECEMBER 17, 2025**

**MANAGEMENT REPORT**

**Administrative Activities**

- Performed inspections and processed rental applications for 21B, 10B and 49C.
- Continued to work on the 2025 draft Budget for presentation to the Board.
- Issued and logged new parking stickers for new residents and replacement vehicles.

**Completed Project/Activities**

- Pressure cleaning of walkways and sidewalks completed.
- Owner of 36D found and notified of roof replacement requirement. Thanks to resident (Brigette Rooney) who did the research on tracing owner.
- Water leak on dock – slip #18
- First mailing of Annual Meeting and Election Notice
- Fallen tree by Buildings 11 and 12 near the canal cut back
- Painting of wall around pool/shower area

**Pending Projects/Activities**

- Cur Dog Construction continues their lake project.
- Painting of coping around swimming pool scheduled for December 18<sup>th</sup> and 19<sup>th</sup>. Pool will be closed those two days. Some stucco repair work will also be completed on the pavilion area at this time.
- Repair to asphalt at Building 7 continues to be pending. Contractors not responding which again I believe to be the size of the job and the small amount of asphalt required.
- Letters are being prepared and sent to owners of fences in need of maintenance and/or replacement. Ten (10) letters have been sent to-date. More to follow.
- Many electrical repairs pending waiting for Brower Electric to address (globes on lights, lights out, raising breaker box at docks, addressing the breaker that is tripping on the docks, etc.)
- Plumbing repair work on the dock/slips scheduled for January 8<sup>th</sup>.
- Finalizing EV Charging Station Agreement between HOA and resident with assistance from Association's attorney.
- Continuing to assist on the remaining roof replacements

**Work Orders**

Since the last meeting, seven (7) work orders placed – see attached report

**Violations**

Since the last meeting, ten (10) fence notices have sent

**ARC**

Received an ARC from 18A for a new fence

Report Submitted By,

Donna M. Tagg, LCAM

Capital Realty Advisors, Inc.

600 Sandtree Drive #109

Palm Beach Gardens FL 33403

561-624-5888 dtagg@cra.email