

Jupiter Plantation HOA

Board of Directors Meeting Minutes

June 21, 2016

Meeting convened at 5:05 PM.

Directors present: Hart, Reynolds, Starratt, Darrow & Kuhn

Due to the very extensive agenda for the meeting, the Board decided to forgo the usual order of business and to proceed directly to Old Business. After all the business is addressed, we will proceed to Officer's Reports and conclude with Owner's concerns/comments.

Old business

- 1) Terminate ADT contract – evaluate other proposals. We have sent a letter to ADT terminating five contracts which sought to install camera surveillance at various areas within the community. ADT has completely failed to perform according to their agreements. We have reached out and obtained proposals from Sixberry Locksmith and CCTV Agent for proposals to provide the security we require. Inasmuch as we do not know if we will have any residual obligation under the ADT contracts or if we will have to pay to terminate same, it was agreed to table this issue until more is known concerning ADT.
- 2) Tennis courts – review proposals to refurbish. Proposals to re-surface, level and re-stripe the tennis courts were received from FDC, Sport Surfaces and Big “D” Paving Company. Gary Reynolds gave an overview the project and offered a motion to select FDC as the contractor for the work. All directors vote aye.
After discussion, it was agreed that new windscreen should be installed on three sides of the tennis court area leaving the fence facing the RV area uncovered. Additionally, the fob system will be extended to include access to the tennis court.
- 3) Irrigation repairs/recommendations from BrightView - Our landscape contractor has completed a thorough check of our irrigation and has presented a detail of required maintenance, additional coverage requirements and a general tuneup of the system. The Board recognized the value of putting the irrigation in proper form at the outset of the new company's contract and upon the motion presented by Dawn Starratt agreed to instruct BrightView to execute their proposal. BrightView also recommended that digital rain sensors be installed to prevent additional irrigation after mother nature had provided sufficient water for our needs. Lastly, the Board agreed to install 'hot switches' to prevent our pump motors from operating in an overheated condition.
- 4) Hurricane cleanup agreement with BrightView – BrightView offered a list of what remedial maintenance could be expected from them in terms of cleanup following a named storm. The Board acknowledged the detail and noted that we still have to find a company which we can use to clean up damage from larger trees.
- 5) Drainage repairs by buildings 4 and 5 – Gary Reynolds said that we have met with an engineer from Loxahatchee River District and construction foreman with Palm Beach County to discuss with them the best manner of approach to deal with the severe washout being caused by storm generated surface water draining from the adjacent parking areas. It was decided to excavate the area where the washout was occurring and to place riprap in order to curtail any additional erosion. There may be additional work we need to do, but hopefully this 'fix' will deal with the worst of the problem
- 6) Trim deciduous trees – Dawn Starratt met with Only Trees and has a very long list of individual trees which need attention. As some of the specific proposals offer either/or choices, it was not practical to go over a four-page list at the meeting. The Board authorized trimming and removal of trees as Dawn should determine not to exceed \$4000.

- 7) Refurbish landscaping at entry island – there is a proposal in hand to execute this project at \$860. Tabled
- 8) Rat control – After reviewing proposals, Eric Peterson was instructed to contact Ambassador Pest Management and ask them to install two new bait stations at each building and maintain them on a monthly basis.

New business

- 1) Adopt motion regarding legal representation – the Board signed an agreement with Dicker, Krivok and Stoloff, PA to represent the Association on general legal matters and assessment collection. Angie Hart, Loretta Darrow and Eric Peterson met with the principles of the firm and staff at their offices. Mr. Dicker answered many questions posed to him on the spot and agreed to look over our document situation that we may understand what portions still pertain and which do not. He also reviewed the procedures of his firm and how Jupiter Plantation could best obtain legal representation as needed.

Officer's reports

Angie Hart said one gang mailbox had been destroyed by a vehicle. We have information for a police report and will seek to recover expenses from the vehicle owner or his insurance company.

Following an unauthorized paint job on one of the benches on the dock, we now find that the seat and backboards must be entirely replaced. We are looking at having this work done in a composite material so we won't have to worry about maintenance in the future. After repairing the damaged bench. We would look into replacing the wood in all benches on the property.

We are planning to install landscape barriers in several areas where unauthorized people are accessing our property off of Center Street, and we will be repairing the fencing along the western boundary.

While there have been attempts to break into units, particularly those closer to Center Street, it remains for each resident in the community to be vigilant on his own account. Don't leave items visible in vehicles or leave them unlocked. Be sure to lock sliders and access doors when not at the unit. Report any suspicious activity to Jupiter Police Department. Use 799-4445 to report nonemergency activity or call 911 if you have an immediate problem. At our request, JPD has increased surveillance patrols both day and night. Let them know if you see someone cruising around the property who doesn't appear to belong here.

Corollary to our actions to tighten security in the community, we are making a concerted effort to ensure that all vehicles which belong here are properly stickered and that guests use our passes to identify where they are staying. Response to our ticketing program has been positive, and most people understand why we must be able to identify those vehicles which belong here.

Comcast now says they will start installing the new fiber-optic cable 'in the next few weeks'. This should take about three months to complete. Following that, we will schedule with them for commencement of service and on-site assistance to install new equipment in individual units. We are still anticipating an October startup.

We must again remind owners that one they lease their units, they transfer all use rights to the amenities in the Association to their tenants. Landlords are no longer permitted to use the amenity such as tennis and the pool while they are leasing their property. Owners always retain the right to vote on Association matters as warranted and to pay assessments.

Eric Peterson contacted the Loxahatchee River District to show them the broken sewer line at Building 57 which had caused a sinkhole and broken the sidewalk. These are both been repaired at no expense to the Association. On that note, if you see any sewer clean out access which does not have a cap, please notify the office. These need to be replaced.

A few plumbing items at the pool area have been repaired. Lights in the western portion of the property have been restored, and we are getting a diagram of the location of all controllers to assist us in timely response in the event of an outage.

We're considering the possibility of changing the use of the dog run into a kayak storage area. More on that as we go along

Treasurer report – Loretta Darrow said that expenses continue to track to budget and that there are been no unusual expenses in the period. We have paid off the Seacoast Bank loan and are closing some out of state bank accounts set up by FirstService Residential. Delinquent accounts are being sent to our new attorney for further action. It should also be noted that if anyone is delinquent in paying assessments, their fobs may be turned off until the accounts are paid in full

Homeowner concerns/comments – In light of recent break-ins and on authorize persons wandering in the community, should we consider establishing a Crime Watch program? Angie Hart said she goes to the monthly meetings conducted by JPD and would inquire about Crime Watch at the next meeting.

Meeting adjourned at 6:55 PM

Eric G Peterson, recorder