

Jupiter Plantation COA

Board of Directors Meeting Minutes

March 15, 2016

Meeting convened at 5:05 PM.

Directors present: Hart, Reynolds, Starratt, Darrow

Eric Peterson read the minutes of the February 16, 2016 Board of Directors meeting which were then accepted with no changes.

Officers reports

Angie Hart gave thanks to her Board of Directors for all their efforts relating to their primary assignments and said she was particularly pleased to note that everyone is working diligently to effect a successful turnover in management. She said that in addition to coordinating the entirety her primary role was focused on maintaining the key fob system, oversight of the parking regulations and acting as the dockmaster and RV area supervisor. She is also trying to keep everyone advised as to the construction efforts from Comcast as they install the new fiber optics in the community. This still has not been pinned down to a specific date for commencement. She commented that the docks and RV spaces are completely used, and she is taking names for a waiting list. Angie said she is still dismayed by residents' inability to abide by the simple rules relating to garbage pickup and dog waste. She noted that the Merry Maids has been engaged to perform janitorial services at the pool restrooms and common area trash cans. They will be working Monday and Thursday at that chore and also have the responsibility to keep the doggie pickup bag dispensers properly filled.

Gary Reynolds said he was trying out a maintenance man for small chores on the property. The repairs on the cap on the seawall at the lake were underway. He hopes, once the wind calms down, to be able to re-stain the dock. There is a failure in the structure where the storm water utility ties in to our seawall for discharge into the river. Gary said he would be working with Eric Peterson to see how we can get that repaired. We believe that we will be involved with the Town of Jupiter Stormwater utility and possibly DEP and/or Loxahatchee River District. He pointed out that there is a problem with the loose lightweight plastic bags blowing around the neighborhood which eventually find their way into the lakes. We have had significant expense to hire someone to come out and remove these items when they become entangled in the

suction side of the lake fountain pumps. Use of proper trash disposal cans with tight fitting lids is a great part of the answer to this problem. As far as maintenance and/or replacement of our mailboxes, the Post Office has assured us that it is our responsibility in both areas. The Board will be looking at the expense of replacement in the future. Work by ADT for security monitoring is underway. We hope that the enhanced camera system will assist us in knowing what vehicles are traveling in and out the community and also what uninvited guests may be stumbling in.

Dawn Starratt said she had met with the owner of our landscape company, Above and Beyond Landscaping, and had identified several areas which she felt needed additional attention. She also said that we need to have a monthly schedule reflecting the anticipated task completion dates. Lastly, she said she and Eric Peterson had gone over the landscape contract line by line and had sent a lengthy letter to the company pointing out areas that needed stronger attention. We look forward to establishing a very good working relationship with superior results from the company.

Loretta Darrow has been working very hard and easily with the accounting manager, John Jahn, for Atlantic Coast management as they seek to bring the accounting from FirstResidential into the new company. The effort has been a bit arduous owing to the fact that FirstResidential either has been employing systems which are not compatible with Atlantic Coast or that they have been unwilling to share computer-ready data necessitating the hand input of things such as owner account information. New coupon book should be in the mail by the end of the week. Please note the new mailing address for your remittance and be sure to notify your bank of the new procedure should you be using auto debit. A secure, waterproof lockbox will be installed by the wall to the right of the office door to receive payments, work orders, etc. The assessment collection policy has been rewritten and now conforms to the requirements of the governing documents for Jupiter Plantation and state statutes.

ASSESSMENT COLLECTION POLICY

The following is a statement of the assessment collection policy at our Association:

- 1) Assessment payments are due in full on the first day of each quarter.

- 2) Any assessment not paid within thirty (30) days after the due date will bear interest from the due date at a rate no greater than the current statutory maximum. At this time, the interest penalty is 1 ½% simple per month.
- 3) The Association may bring an action at law against the owner personally obligated to pay any assessment or may lien and foreclose any lien against the property.
- 4) No owner may waive or otherwise escape liability for assessments provided for by non-use of the common area or abandonment of his unit.

March 1, 2016

Old Business

None

New Business

- 1) Tree trim - Dawn Starratt said she had obtained three proposals for tree trimming. She ended up negotiating a price of \$14 for all palm trees over 12 feet in height. She said she believes there are 590 Palms of different species on the property.

Motion by Dawn Starratt to accept the proposal by Above and Beyond Landscaping to trim 497 Palm trees according to proper arborist standards at a cost of \$14 each for a total contract price of \$6958. All directors vote aye.

- 2) Pool light repair - Gary Reynolds and Loretta Darrow feel they are finally near the end on the pool light repair fiasco. Toward that end we have accepted a credit memo on work previously done and agree to their proposal to finish the work.

Meeting adjourned at 6 PM

Eric G Peterson, recorder

The next Board of Directors meeting will convene on April 19 at 5 PM.