

## Jupiter Plantation COA

### Board of Directors Meeting Minutes

April 19, 2016

Meeting convened at 5:05 PM.

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

Eric Peterson read the March 15, 2016 Board minutes. Minutes were accepted with the following correction: Dawn Starratt pointed out that there are 590 Palm trees on the property not 497.

#### Officer's reports

Angie Hart offered the following –

- Comcast cable still cannot offer a firm start date for either the buildout of the fiber-optic system or the new programming.
- ADT is slowly working on installing the camera system. There have been problems with camera resolution which has been unacceptable to the Association and has necessitated change out to stronger cameras.
- Bulk trash pickup continues to be a problem. If you have some large items you need to dispose of, please call Waste Management at 772-546-7700 to arrange for bulk pickup. This will be done within three days of your call.
- If you still have not received your coupon books from the Association, please send an email so indicating and be sure to provide your current mailing address. Email can be sent to [acmsfl@Comcast.net](mailto:acmsfl@Comcast.net). In the alternative please provide this information and place it in the new dropbox by the office. Assessments for the second quarter will not be deemed late until the end of May in order that all mailing addresses can be obtained.
- Notices of the Board of Directors meetings are always posted on the two bulletin boards by the pool – one by the bicycle rack and the other inside the pool gate. These notices which contain the agenda for the next meeting are always available by the Friday preceding the meeting. Board of Directors meetings are scheduled for the third Tuesday monthly. Meetings convene at 5 PM at the pool area.
- Signs in the community – while the documents are clear that no signs are permitted in the community, it seems only reasonable that a realtor who is holding an 'open house' connected with the sale of the property should be permitted to place signs at the Unit while that event is taking place and then must remove all of them upon departure. If nothing else, this diminishes the number of persons driving around our community with which they are unfamiliar trying to find an address.
- For the time being we are utilizing the services of the Merry Maids on Monday and Thursday to clean the restrooms at the pool area and to empty the dog waste disposal baskets and replenish the pickup bags. Doggie pickup bags are placed in the community at no direct expense to the residents. Please, please use them. We have added a second baggie supply site opposite the pool area.

- Dog run – please do not leave your dogs unattended in the dog run area. Many dogs thus left have taken to digging very large holes in an effort to escape and rejoin their owners. This area will be under surveillance in the future, and anybody observed permitting their dogs to dig the holes will be responsible for the damages.
- Fences/sheds – maintaining fences may be extensive enough in some cases to require a permit for the work to be issued by the Town of Jupiter. Additionally, anyone doing major maintenance on fences and/or sheds must stay within the original footprint. It is not permitted to expand either of these situations into the common areas. Remember, application to do the work is also requirement of the community.
- Docks have been re-stained. The PVC piping still needs to be protected with a coating to retard the deterioration caused by UV rays.
- Storm water drainage and damage to the seawall – It has been determined that this is a Palm Beach County situation to repair. We have met with their representative on property, and he has agreed that the County will be effecting the work timely and at no expense to the Association. This is not the case with the erosion caused by storm water runoff into the open County storm water ditch between buildings four and five. The erosion must be taken care of by us, and the County is researching how and what type of structure we might be permitted to use to solve this problem.

Dawn Starratt reported that our landscape contractor, Above and Beyond Landscaping, upon receipt of our correspondence demanding that they follow the requirements of contract, responded by resigning their obligation. Basically, they said that if they were forced to do the contract according to the written terms, they would be unable to find personnel in sufficient numbers and/or skills to accomplish the task. They said they would be finished at the end of April. We have developed a set of specifications and have contacted several landscape companies in the area requesting that they submit proposals to do the work. The tree trimming contract, which we signed in April, is separate from their master contract and should be completed as agreed therein.

Loretta Darrow said the fountain in the lake by Building 10 is presently being repaired. This system is also tied into our irrigation. We have all just received the first complete set of financial documents prepared by Atlantic Coast Management, and we all will need some time to go through the roughly 50 pages. The new presentation is very readable, and will give us an easy view as to the financial operation of our Association.

Old business

None

New business

- 1) Pool furniture - Loretta Darrow has researched additional furniture for our pool area including tables, chairs and chaise lounges. She presented a proposal for the Board's consideration. In discussion it was understood that there is no interest at this time in removing any of the present furniture, and the new items would add significantly to the ability of more persons to use the amenity.

Motion by Loretta Darrow to approve the purchase of additional pool furniture from

Picnic Furniture per the quotation. All directors vote aye.

- 2) New wind mitigation certificates – Eric Peterson presented a proposal to obtain new wind mitigation certificates for the entire community. The cost of this work is \$4560. The certificates must be updated to meet current requirements of many insurers, and every unit owner can receive additional credits upon renewal of their personal HO 6 policies. Loretta Darrow made a motion to approve the work per proposal by WESTAR Inc. All vote AYE.
- 3) Motion to remove boat(s) from storage area – referring to regulations concerning use of storage area space contained in the governing documents, Angela Hart offered the following motion:  
The Board hereby directs Eric Peterson to write a letter to the occupant of spaces 5 and 13. Space 5 is to be vacated immediately as both the boat and trailer are seriously dilapidated. With respect to spaces 6 and 19 plus 21 and 32 specific language in the governing documents which describes the current violation(s) will be noted. Effective date to comply will be June 30, 2016. Owners will be notified that their use rights are being terminated. On the motion, all directors vote aye.
- 4) Motion to give up boat slip – Angela Hart offered the following motion: the Board hereby directs Eric Peterson to write a letter to the occupant of slip 18 citing a violation of the Declaration Article VI section d, 2, i which requires use of the slip for at least three months out of every 12 month period. Use of the slip will be terminated and will be reassigned to someone on the wait list. Termination is effective immediately.
- 5) Landscape contract - as noted above, we are seeking a replacement landscape contract. At the time of this meeting, we had not received all the responses we were seeking, and therefore no action can be taken on this item at this time. We will work diligently to affect a seamless transition to a new contractor by May 1.

Meeting adjourned at 6:35 PM

Eric G. Peterson, recorder