

Jupiter Plantation HOA  
Board of Directors Meeting Minutes  
November 15, 2016

Meeting convened at 5 PM.

Directors present: Hart, Darrow, Reynolds, and Starratt

Minutes of the October 18, 2016 meeting were approved with no change.

Officer's reports

Angela Hart offered the following progress reports:

- 1) Tennis court refurbishment – Slow progress continues and the completion date keeps getting pushed back. After the courts are complete, shrubbery will be installed outside the fence along the northerly aspect. A suggestion was made to install a shuffleboard court alongside the tennis surface. A new court would cost approximately \$5000 while simply painting shuffleboard lines alongside the tennis court could be done for about \$200. The surface would not be entirely satisfactory for shuffleboard, but this could be done.
- 2) Comcast upgrade – Installation of their “vaults” is almost complete. The subcontractor is now in the cleanup stage. The wall mount hardware is being affixed to the buildings, and the new fiber cable will be pulled through the new orange pipes. From that point, installation to the unit can begin. Repairs to the irrigation system and landscape will be done by the contractor.
- 3) The fountain behind building 33 is being rebuilt under warranty.
- 4) Irrigation system – We met with our BrightView representative and the owner of their irrigation subcontractor. In discussion it was noted that it is difficult on our property to ensure with 100% reliability that there will not be overspray on to sidewalks and parking areas inasmuch as we have pervasive and strong wind conditions. Additionally, it is not recommended to put shields by the irrigation heads as that process prevents proper delivery of water leading to dry spots. Whenever anyone sees a broken sprinkler head or pipe, please reflect it immediately in a phone call or email to the Association manager. A note identifying the specific location can also be left at the dropbox by the office.
- 5) Garbage cans – Garbage cans which are left out on the roadway after normal pickup are being retrieved and deposited in the dog run. Please, please do not put out trash for pickup until dark the day before Waste Management is scheduled, and retrieve the empty containers the night of pickup.

- 6) Landscape lighting – Many of the fixtures are damaged and/or need repairs/replacement. This work is being done presently. We need to try to keep these areas well lit in order to discourage unwanted transients.
- 7) Christmas lighting at entry – This year we will put up rope lighting as we believe it is easier to work with and should last a lot longer than the thin wire type.
- 8) Seawall – A large amount of flotsam and natural title materials accumulate along the water side of our seawall. Prevailing winds also bring us a lot of floating trash. We continue to try to keep that area as clean as possible, but it is a never-ending task, and any volunteer help in removing the accumulation is appreciated.
- 9) Windscreen at pool has been installed.
- 10) Tree trimming – We will be working with Larry, our maintenance guy, our landscaper and our tree trimming company to remove growth which is reducing lighting along walkways and parking areas. We have issued an instruction to BrightView to trim landscaping off of the walkways and parking spots. Additionally we have told them to remove any did ornaments and notify us that we may replace them in time. We will also be removing plant material in common areas which have been improperly and without permission installed by unit owners.
- 11) West entry – We still have some additional plant material to install in this area to discourage free transient access.
- 12) Mansard cleaning – As you all know, this is a responsibility of every homeowner. The need is constant. We are still doing inspections, and notifying owners of the need to comply with the maintenance requirements contained in our governing documents in this regard. This past year has been particularly difficult to keep the areas clean in appearance as the unusually warm and wet weather has greatly facilitated growth of mold, mildew etc.
- 13) A new well has been permitted and will be drilled as soon as possible. This is needed to augment and replenish natural storm runoff into our collection ponds. The ponds are the only source of water for our irrigation system, and during dry periods are inadequate to supply the volume we need.

Dawn Starratt said the replanting along the tennis court fence will consist of 3 gallon variegated arboricola (trinettes). She offered a motion to authorize BrightView to place this installation on their schedule a. Work to be done after the tennis court contract is final. All directors vote aye. Dawn said other landscape projects will be done after all of the disruption caused by the Comcast project is complete and our irrigation system is certified as 100% operative. An area directly behind the maintenance shed will be cleaned up and trinettes reinstalled.

Loretta Darrow pointed out that we paid off our bank loan and the paving expense deficiency this year. She said that Accounts Receivable are being diligently monitored, and that collections are satisfactory.

Old business

none

New business

Gary Reynolds offered a motion to adopt the 2017 Annual Budget with no change from the proposal offered in October. All directors vote aye.

Everyone is reminded that Comcast will be hosting an informational get together with appropriate refreshments from 4 PM to 6 PM on January 18. The event will take place at the pool pavilion.

Meeting adjourned 5:55 PM

Eric G Peterson, recorder