

## Jupiter Plantation HOA

### Board of Directors Meeting Minutes

August 16, 2016

Meeting convened at 5:05 PM.

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

Dawn Starratt introduced Steve Burkhart our landscape supervisor, from BrightView. They pointed out that the philodendrons along Center Street have been replaced with clusia, which should fill out and grow to the same height as the clusia east of that entrance. This should take about 12 months, and we will assist by adding additional fertilizer etc. There are areas which must be re-sodded due to natural causes and also which were exacerbated by the recent very dry weather. Additionally, we have had some well and pump problems which we are presently addressing in order to replenish the water source for the irrigation system. We will quantify the amount of sod and offer a proposal for the replacement. Over the years, several trees have been removed due to natural causes, storms or by decision to get the wrong tree out of the wrong location. Additionally, some non-native, invasive species have been removed such as carrotwoods. Carrotwoods are notoriously poor performers in high winds and even in favorable conditions leave a lot of debris which must be continually picked up. We will see if we can find the original landscape layout for the community and determine if that can be duplicated as we replace trees which have been removed. BrightView will be doing a 'hard cut' as part of their normal maintenance routine. This will involve sheffleras, sea grapes and oleanders for example. These plants will be drastically cut, but do not be alarmed as they will quickly recover and will be much healthier and better appearing.

Eric Peterson read the minutes of the Board of Directors meeting held on June 21, 2016. There were no additions or corrections to the minutes as submitted. Mary Lou will be asked to put them on the website.

#### Officer's reports

Angela Hart said recent dock maintenance included replacement and repair of wiring and lights. Plumbing repairs were also completed at the dock and in the restrooms. We will be adding a tall pole light in the guest parking area near the tennis court in order to discourage unauthorized use of that space after dark.

Angela pointed out that the repaving in the community was done according to contract. We overlaid the existing roads and parking areas without correcting any deficiencies in the subbase. That being the case, there will be movement in the in the pavement which is an unavoidable condition. Other than that, the work was completed in a satisfactory manner.

Eric Peterson has sent out two sets of letters to owners whose mansard roofs were determined to be in need of cleaning. Thus far, the response has been positive, but we will keep reminding those owners who failed to do their required maintenance of the need to do so. For those of you who do not use a professional cleaner but prefer to purchase chemicals and then do the work yourselves, please be informed that many of these chemicals will damage and/or kill the ornamental plant material around your building. You must take steps to protect those plants and to wash down any chemicals which may

have cascaded onto the plants. The professionals cover the plants on the ground, wash the mansards with low-pressure chemicals in water and then flush the chemicals out of the plants. Anyone doing the work themselves should follow this procedure. It is easy to tell the difference between plants which have been killed owing to mansard cleaning and those which have been killed by the landscape contractor as a part of weed control. We will not be replacing any plants which have been killed by the owner.

A new bulletin board has been installed at the pavilion area across from the Association boards. These are for the use the community. Please keep all notices you post in a neat manner and remove them when they are no longer relevant.

A new dog bag station has been installed in the grassy area by building 42.

Our new maintenance man, Larry Hardnett, has started work. His chores include cleaning of the restrooms at the pool, straightening out the pool and pavilion furniture, emptying the trash and doggie bag containers, picking up debris on the property and other chores as may be identified by the Board... Please do not approach him to do chores on your property. If you have something you see that needs to be done, please reflect it to the office or leave a note in the dropbox.

Comcast has communicated to us that as soon as the site plan is in place, they will set up a time to meet their installation team. We will notify everyone when this can be arranged.

New, climate-friendly benches have been ordered to replace some near the water and to provide seating at the tennis court. If these new benches prove to be a solution to the continuous maintenance demands presented by our concrete benches, we will look to replace all of the benches in the community.

Loretta Darrow said that the money which has been collected since January in budgeted maintenance assessments including the additional monies for Comcast have been used to pay for the various projects you see going on all around you. These projects would have to a been done in any event, and the monies not being spent on the new contract for Comcast have merely provided a means by which funding for the work could be done without a Special Assessment. In any event, all monies received by the Association are spent within the community and for good purpose. In addition to the referenced projects, we have also paid off the prior bank loan and fully funded the Road Reserve account which had been overspent on the paving project. This resulted in a negative balance for that account, which is a violation of state regulations with respect to Reserve accounts.

Gary Reynolds reiterated that our maintenance man, Larry Hardnett, is a very willing and pleasant person to work with. However, please do not approach him to do tasks either for individual units or for the community. All requests should be channeled through the office.

#### Old Business

- 1) ADT contract cancellation – We have been working with the company to finalize our exit from their contracts. Eric Peterson has been working with them and has presented a final offer sheet whereby all ADT equipment will be removed, and we will remit payment for work actually performed. We are endeavoring to escape the cancellation penalties which their contracts

contain owing to the fact they have been unable to build and operate the system those contracts represent.

- 2) Select new security camera contractor - The Board reviewed proposals to build and operate a new security camera system. After discussion, Gary Reynolds offered a motion to select CCTV as our new contractor. All directors vote aye. We will be meeting with them next Monday to put the finishing touches on the new contract. It was also approved to install the camera systems at the east and west entries even while we await the outcome concerning the ADT cancellation.
- 3) Tennis court fence repairs - Angie said we had met with fence contractors and acquainted them with our requirements. Repairs to the tennis court fencing must be done immediately as it has to be completed before the surface can be replaced. The fence on the Eastside of the property alongside the storm water drainage ditch will be held for now inasmuch as we must arrange to have all of the vegetation which has grown into that fence over many years removed. Additionally, the project involves getting permission from the neighboring Homeowner Association, which we do not believe will be a problem. The repair of the western fence presents even greater difficulty in clearing the encroaching vegetation from the fence and also sufficiently away from both sides of the fence to permit men to work. This will involve us getting permission from a neighboring landowners, which may or may not present a problem. Between the fence repairs and the expense to remove the encroaching landscaping on the east and west fences, we could be facing a very large expense which will take more time to determine. As such, we will authorize the tennis court repairs and table the other two projects.

#### New business

- 1) Repair sidewalks - There are several areas of sidewalks in the community which need attention in order to eliminate any liability the Association may face. We have a proposal for that work which was done a year ago, and Eric Peterson was instructed to contact the company and ask them to give us an update. We also need to determine how we will address areas where there may be gaps developing in the sidewalk expansion joints.

#### Owner's concerns/comments

A question was asked concerning the use of LED lighting in the community. We have been installing LED for quite a while but have suspended any retrofitting of the existing tall light pole heads. The test light which was installed is too bright and very, very expensive to do. The payback in power savings does not exist in this application.

An owner pointed out that in the past the community had used concrete buttons and pyramids to mark the perimeter of our roadways and parking areas. Many of these seem to have disappeared. Additionally, some of the curb stops are broken and should be replaced. With thanks to the owner who brought this matter to their attention, the Board instructed that this be placed on the current 'wish list'.

Meeting adjourned at 6:45 PM

Eric G Peterson, recorder