

Jupiter Plantation COA

Board of Directors Meeting Minutes

June 20, 2017

Meeting convened at 5:05 PM.

Directors present: Hart, Reynolds, Darrow & Kuhn

Minutes of the April 18, 2017 meeting were approved.

Officer's Reports –

Loretta Darrow reported that there were two delinquent accounts at the end of May. One owner has agreed to a payment plan drawn up by our attorney, and the other involved a bank foreclosure followed by the bank sale to a third-party. The third-party is contesting the amount owed to the Association, and our attorney is ensuring our interests are met.

Angela Hart, as dockmaster and manager of the RV area said that all slips and RV spaces are presently rented. There is a strong waiting list for any openings. We are tracking usage in these two areas to ensure that the slips and spaces are being used in accordance with the requirements of the governing documents. Where we have found noncompliance, that particular users privileges have been terminated and the space awarded to the next person on the wait list. We have a method now to track usage, and we will enforce all requirements.

Angela has fully catalogued all the fobs on the office computer. Several devices which we know are not possessed by current residence in good standing have been disabled. Replacement fobs cost \$200, and this has been collected in several instances. We believe that we have stopped all unauthorized usage by persons who have retained the fobs even while not resident in the community.

We had one setback occur recently which was totally unanticipated. No sooner had we completed the landscape project on Center Street to enhance that area than a FPL contractor showed up and placed two new massive concrete power poles in the middle of the area we had just upgraded. We also learned from that contractor that this was only the first step in the utilities' power line hardening program which will do a great deal to lessen interruptions of power during severe weather. With that information, we decided to wait until FPL has completed the work before we spend more money repairing the damage

Angelo then offered a synopsis of work recently completed or in view to be done this summer. Please see the attached.

Old business

- 1) We have obtained a proposal from AcryFin Coatings to protect the wood and docs. Mad and Angela drove to Stuart to see an example of the work which has been in place for four years. They were very impressed with all aspects of that particular example of the

product. We can specify any color we wish, and the job comes with a 10 year warranty against product failure. Motion to approve the estimate to refurbish the dock. All directors vote aye.

- 2) Landscape proposals – We have been working with BrightView Landscape to continue our efforts to replace ornamental plant materials, turf and trees on the property. A lot of the work involves replacing items which have grown too old. Because we're going to do this work in stages, the Board voted to approve contracts as they are presented.
- 3) Pool entry gate – The locking entry gate into the pool pavilion has finally succumbed to old age and damage created by persons climbing over it. It must now be replaced. We have asked a fence company to provide us with a replacement which will also incorporate some mechanical changes to discourage persons from trying to climb over to gain access to the pool area. This gate replacement must be done ASAP in order to keep us in compliance with State pool regulations.

New business

- 1) Vehicle violation fine - Despite at least three warnings in the past, Karl Kolb again parked his travel trailer and motorcycle hauler on the common elements. Inasmuch as this is strictly prohibited in the governing documents, the Board of Directors recommended Mr. Kolb be fined \$100 for parking a restricted vehicle overnight in the common area. Eric Peterson was instructed to notify Mr. Kolb of the recommendation and to convene the Fine Hearing Committee to adjudicate the matter.
- 2) Damage to the common elements – Scott Kaas, owner of unit 25D has been observed spraying Roundup on the turf to the north of his building this has resulted in killing of the grass on an extensive area. The Board recommends that Mr. Kaas be fined \$100 for destruction of the common elements, that our landscape contractor be engaged to re-sod that area, and that Mr. Kaas be charged for all expenses incurred in repairing the damage he inflicted. Eric Peterson was instructed to notify Mr. Kaas of the Board's decision and to convene a Fine Hearing Committee to adjudicate the matter.

There will be no scheduled Board of Directors meetings until September. We wish everyone a safe and healthy summer. The Board also wishes to thank everyone for their support as we have accomplished a great deal in the last many months.