

Jupiter Plantation HOA  
Board of Directors Meeting Minutes  
September 18, 2018

Meeting convened at 5 PM.

Directors present: Hart, Reynolds, Frank and Kuhn

Minutes of the June 19, 2018 meeting were approved with no change.

Officer's reports

Angela Hart said that we continue to remove, replace and generally upgrade our landscape scheme. We have recently ordered several new 35 gallon trees to replace some of those we removed as being dangerous or simply in the wrong place. Additionally, new ornamental plants will be installed where they may be missing in the common elements or have become too aged. Owners must be reminded that we live in very close quarters, particularly when it comes to our dog friends. It would be a very good idea to have your pet properly inoculated in order to prevent diseases which might be transmitted from our common elements. Parking area to units walkways at Buildings 13 & 15 will be relocated/corrected.

Dan Frank noted that the paver bricks have been pressure cleaned, new sand worked into the joints and the entire area around the pool and pavilion sealed. We expect this will assist us in keeping ants and weeds out of that area. The whole area is nicely refreshed.

Tracy Kuhn said that two new umbrellas have been installed in the pool area. Please return the umbrellas to the down position when you leave in order to protect them from any strong winds which might occur.

Gary Reynolds pointed out that owners should be mindful of the type of roof systems which owners may be contracting when reroofing the building. The developer plan is constructed to permit rainwater to be drained from the flat roofs by two drain systems which discharge on the ground. We have recently cleaned all the drains, so we know they are all functional. Some roof systems might eliminate the original drainage scheme entirely. When that happens, rainwater may be free to cascade from the roof to the ground in a manner which is not satisfactory to the residents of the building. For instance, a recent reroof project left the four units with a situation where rainwater cascades directly over the entry door and sliders. This situation was created when the reroof contract called for a roof system which overlaid the existing drains. It is now up to the unit owners to solve the drain problem and probably will require Board approval prior to effecting any solution.

Eric Peterson reported that only one account needs be sent to the attorney for collection action. He reminded everyone that the fourth quarter assessment is due October 1.

Old business

None

New business

- 1) The Board appointed the following persons to be the nominating committee to report at the 2018 Annual Members Meeting which will convene on December 3, 2018: Nancy Reynolds, Matt Hart, Mary Lou Allison, Wally Abel.
- 2) The Board of Directors proposed a fine be levied on Omar Calderin owner of 4A for placing large items at the curb for pick up on Saturday Sept. 15, 2018. Additionally, and after being told not to leave the items at the curb, he failed to call Waste Management to schedule the large item special service. Fine to run from 9/15/2018 until pick up is done at the rate of \$100 per day. All Directors vote AYE. Mr. Calderin and the Fine Hearing Committee will be notified of the opportunity of a Hearing date.
- 3) The Board of Directors proposed a fine be levied on Luba Holubowicz owner of 7C for placing large furniture items at the curb for pick up on Saturday Sept. 15, 2018. Additionally, and after being told not to leave the items at the curb, nobody called Waste Management to schedule the large item special service. Fine to run from 9/15/2018 until pick up is done at the rate of \$100 per day. All Directors vote AYE. Ms. Holubowicz and the Fine Hearing Committee will be notified of the opportunity of a Hearing date.

Meeting adjourned at 6:50 PM

Eric G Peterson, recorder