

Jupiter Plantation HOA
Board of Directors meeting
November 19, 2019

Meeting convened at 6 PM

Directors present: McBride, Kelsey, Seng, Kuhn

Minutes of the October 15, 2019 meeting were approved with no change.

Officers reports

Billy Seng said one dock lease had been terminated due to lack of sufficient use as required in the dock rules. This slip has been reassigned.

Tracy Kuhn said that she, Karen Cook and Eric Peterson had met for several hours on more than one occasion to identify items in our present governing documents which need to be amended. Eric identified many items particularly in the bylaws which need to be updated in order to comport with present statute. We also looked at several other items which need to be strengthened such as leasing parameters, pet rules and patio sunshades.

The procedure to be followed in order to amend the present governing documents are as follows: 1) the committee will present their findings and recommendations to the Board. 2) after the Board reviews that submission, they will be delivered to the Association attorney. 3) the attorney will then put the recommendations in legal form and return to the Association. 4) the Board will then review the attorney work and offer any changes/corrections. 5) the finished product will be mailed to all owners in the form of a limited proxy in lieu of meeting. Owners will be asked to indicate their preference either to agree with the document changes or owners may indicate they do not favor that specific change. In order to change anything in the existing governing documents, a majority of all owners must indicate a preference for change. 6) all changed items will then be recorded in the public record by the Palm Beach County Clerks office, and the new governing documents will then be mailed to all members.

Jane Kelsey said that several maintenance items have been completed in the community. Notably, the doors in the men's and ladies rooms have been replaced with fiberglass units in order to eliminate rust. Benches, bike parking blocks and the bridge fence have all been painted. Entry signs are being repainted, and the East sign mount has been repaired where the weedeater has been chewing on it.

Committee reports

None

Old business

- 1) Pavilion roof – Jane Kelsey said we are still reviewing submissions for rebuilding of the Pavilion roof. The new roof must be completed before other maintenance items are commenced in the pavilion area. We must be certain that no more leaks will occur and

that the walls have been given an opportunity to dry completely from the inside. She suggested that action be tabled for another meeting.

- 2) Mansard cleaning – the Board is mindful that a better method should be used in the future to notify owners of their responsibility to clean mansards on their units and to notify persons who do not comply of the Association's ability to contract the work and bill the owner for the expense. Inspections need to be more uniform, notices should be mailed to owners and the needed work needs to be completed timely.

New business

- 1) Consider forming a dock/RV area committee – the Board noted that the governing documents do not give very good direction as to who and how the RV area and dock slips are to be monitored with respect to compliance with use regulations etc. Lacking any clear direction in the documents, it is difficult to administer the many rules which pertain to the use of these two amenities. We will work on solving these problems.
- 2) Board adopt 2020 Annual Budget - the 2020 Annual Budget shows a significant increase in assessments due from the owners. Primarily, the driving forces for the increases are the increased replacement costs per the mandatory insurance appraisal and the contractual increase of 5% contained in the Comcast contract. Additionally, there will be significant cost involved in amending the documents which are reflected in the attorney costs, duplicating expense and postage. The Board is also mindful that more funds need to be committed to maintaining the infrastructure and plant/tree replacement. Billy Seng offered a motion to adopt the 2020 Annual Budget. All directors vote aye.

Owner concerns/comments

Unit owners requested that more education/effort be made to compel people to comply with dog poop pickup, insist upon use of trash containers, pet rules including howling dogs etc. It was noted that when there is a lack of compliance with these simple, reasonable requirements which are all contained in the governing documents, the community suffers in many ways. It was noted that a Welcome Committee could be utilized to acquaint new residents with these requirements.

Meeting adjourned at 7:20 PM

Eric G Peterson, recorder

The next meeting will be the Annual Members Meeting which will convene on December 2 at 8 PM at the pavilion area. Immediately following adjournment of that meeting, the new Board of Directors will meet to select officers of the corporation.