

Jupiter Plantation HOA  
Board of Directors meeting March 19, 2019  
Minutes

Meeting convened at 6:03 PM

Directors present: McBride, Kuhn, Seng, Frank

Eric Peterson read the minutes of the January 15, 2019 Board of Directors meeting. As a were no additions or corrections offered, the minutes were deemed approved and will be entered in the Minutes Book. Additionally, they will be posted on the Association website.

Pres. McBride said that he was instituting two new programs to be used at Board of Directors meetings. He asked that everyone present sign in on the sheet on the table as you enter. He also said that there were 3 x 5 cards on the table and requested that anyone wishing to speak at the meeting fill it out and deliver it to him at the front table.

#### Officers reports

Russ McBride said that the Board is in process of identifying committees to assist in the governance of the community. He asked for anyone willing to contribute to various community efforts to drop a note to him or at the office indicating their willingness to serve. He noted that committees would involve such areas as: Buildings and Grounds, Social, Parking Enforcement, etc.

Billy Seng will be the new Dockmaster and R/V area coordinator. He is working with Tracy Kuhn to transition to this new responsibility. (We also welcome the arrival of a new baby boy to his family and understand that both he and Kaitlin are doing very well.)

Eric Peterson said that expenses had been tracking to budget and that there had been no unusual expenses during the first two months of 2019. He noted that second-quarter assessment invoices have been mailed to all owners and that he and Treasurer Denise Tyska have reviewed our collection procedures. He said that Denise fully intends to continue the courtesy phone call regimen initiated by Loretta, the previous Treas. Eric noted there is only one serious delinquency at this time, and that is a collection matter which is been turned over to our attorney.

Dan Fran said that the Town of Jupiter Police Department has noted another wave of break-ins and urged everyone to keep valuables out of sight in parked vehicles and lock the doors.

#### Owners concerns/comments

- 1) Gail Sorce – 15 B - stated that she had observed that the water level in the swimming pool had been unusually high for a period of time and suggested that we contact the maintenance contractor to see if there's a problem with the drain.
- 2) Danielle Ohanesian – 52B - spoke at length about her objection to using a pellet gun to remove the Muscovy docs in the community. She spoke about her method of

holding down an increasing population by invading the nests. For more information on this, please look at the topic on the website where the preferred process is discussed in detail. An informal poll showed most persons attending the meeting favored removal of the Muscovy ducks.

- 3) Tammy Soety - 37A - said she is noticed several parking stickers which are 'out of date' and wondered when new stickers would be issued. It was explained that we now have one parking sticker which does not designate either the issue date nor occupancy status. Anyone customarily parking a vehicle in our community should have a parking sticker which is available at the office.
- 4) Gary Reynolds - 7D - said anyone feeding the ducks should be fined under the 'nuisance' provision contained in our governing documents.
- 5) Mike Tanen – 37C - asked if there was a program in place to compel owners to clean their mansards as is required in the documents. It was stated that one of the activities of the Buildings and Grounds Committee would be to do just that and that the committee is just now forming.

#### Old business

- 1) Muscovy duck removal – see discussion above

#### New business

- 1) Association tools and equipment loans – Eric Peterson said that people have been taking tools out of the maintenance shed in the R/V area and not returning them. Letters are taken and not returned. Additionally, some personal items belonging to Larry have turned up missing. Taking all that into account, Eric recommended that we change the lock on the maintenance shed and chain the letters such that they can only be used by and for Association maintenance. Motion by Billy Seng to change the locks. All directors voted AYE.

Meeting adjourned at 6:55 PM

Eric G Peterson, recorder

The next Board of Directors meeting will convene on April 16, 2019 at 6 PM.