

Jupiter Plantation HOA  
Board of Directors meeting April 16, 2019  
Minutes

Meeting convened at 6:03 PM

Directors present: Seng, Kuhn & Tyska

Eric Peterson read the minutes of the March 19 Board of Directors meeting which are approved with no change.

Officers reports

Billy Seng said that he had taken over the responsibility for the RV area and docks. He reminded any persons using those facilities to keep their trailer and boat registrations and insurance up to date as failure to do so could result in revocation of the use privileges.

Denise Tyska reported that there had been no unusual expenses during the first quarter of 2019 and that we are operating within budget. We have four unit owners in collection with the attorney, one of which may be brought to a foreclosure action.

Committee reports

Building and Grounds Committee – the committee is presently assembling a list of units which need to be reminded by letter of their responsibility to keep the mansards clean. Once the list is prepared, the office will send out individual letters to each owner who needs to attend to the cleaning requirement. The committee is looking for more volunteers to assist.

Tracy Kuhn said that the community party held at the Pavilion last Sunday was a great success. Many people attended. We look forward to putting together another such event probably over the Fourth of July weekend. Many residents enjoy playing pickle ball on Tuesdays and Thursdays. A group gathers at about 9 o'clock on each of those two days. As pickle ball becomes more popular, we would look to expanding our formal playing times to include Saturday and evenings.

Owners concerns and comments

- 1) A question was raised concerning what other committees would be formed in the community. The Board pointed out that Russ McBride certainly would be adding other committees in the near future and would be looking for volunteers to assist.
- 2) Wally Able (55D) noted that the Board is considering issuing new parking stickers this year. He questioned whether or not parking stickers actually contributed in any positive manner.

Old business

none

## New business

- 1) New vehicle stickers – issue tabled
- 2) Retention ponds water quality - Eric Peterson said he met with the contractor who takes care of our ponds and learned as follows: we need to have adequate water circulation in order to minimize the growth of algae and plants (lily pads too). The only devices that we can rely on for circulation are the three fountains. These have a way of clogging up their intakes when there's a great deal of algae bloom in the summers. We will be cleaning the fountain intakes now at least twice a year, and if required more frequently, we will do that as needed. We will also look again into restocking our ponds with the grass eating carp and, it was revealed, we can also put other species of fish in the ponds such as bass to help keep water clarity. The sooner we can reduce our duck population, the better as they too contribute to water quality deterioration.
- 3) Director email – Eric Peterson handed out a legal opinion which details the rules which apply to Boards of Directors and their communication via email. Emails between directors, no matter the topic, are not discoverable (meaning they cannot be requested for inspection by owners) nor are they a record of the Association. The Board may not use email to make decisions on behalf of the Association nor as a substitute for an open Board of Directors meeting. Emails between board members and the Association (i.e. the office and manager) are a record of the Association.
- 4) Fine 1C – commercial lettering on vehicle. We have sent three letters to the owner of 1C detailing the restrictions in our governing documents concerning commercial lettering on vehicles. We have also suggested a means of compliance. None of our attempts to change the behavior of the owner have been to any avail. Motion by Denise Tyska to fine the owner of 1C \$25 a day for a period of four days from April 1 to April 4 instant for failure to comply with the commercial writing on vehicles requirement in our governing documents. Cf - Declaration of Covenants and Restrictions for Jupiter Plantation Article VI 2(b)3. All directors voted AYE.

Meeting adjourned at 6:30 PM

Eric G Peterson, recorder