

Jupiter Plantation HOA
Board of Directors meeting
May 21, 2019
Minutes

Meeting convened at 6 PM

Directors present: McBride, Tyska, Kuhn and Seng

Eric Peterson read the April 16, 2019 minutes which were accepted with no change.

Officers reports

Treas. Denise Tyska said expenses are tracking to budget and that no unusual expenses were noted during the period. She also said that our insurance package had been renewed, that we placed \$50,000 down toward the annual premium and financed the balance with payments due on a monthly basis. She also said she had called as a courtesy and spoken with several members who had past due balance on their account and in an effort to help them avoid attorney collection expenses.

Committee reports

- 1) Buildings and Grounds – Russ McBride said that we are still forming the committee, and are looking for other volunteers to serve. He said that a communitywide inspection had been made focusing on mansards which needed to be cleaned and that 62 letters had been mailed to individual owners from the office. These are the requisite “30 day notice” letters which are required by our Declaration before the Association can take any action. Many unit owners have reacted to the letter by arranging to do the maintenance themselves or were contacting Larry Hartnett to do the work as was revealed in the letter. Russ said that we have scheduled meetings with some of our contractors to review their contractual obligations and work performance. ABM, for instance, was scheduled to meet on property this week.
- 2) Social – Tracey Kuhn said she hoped to build on the success of the initial community get together and is planning an even larger event for the Fourth of July weekend. The committee will meet on June 4 to formulate plans for that event.
- 3) Welcome committee – the office is assembling some materials such as our rules and regulations synopsis, valuable contact lists etc. to be used during a welcome meeting with all new residents in the community. We are still looking for volunteers willing to participate in that program. When the office identifies a new resident, whether occupying the unit by lease or as an owner, the committee will schedule to meet the new folks probably at the Pavilion to acquaint them with the rules and also answer any questions they may have. We believe this is a very valuable function in order to encourage all residents to abide by the rules in our community.

Owners concerns/comments

There were some comments about the condition of the turf and ornamentals in the community. It was pointed out that we are meeting with the contractors in an effort to solve some of these problems as quickly as possible.

It was pointed out that the cameras which we have purposely dedicated to read license plate of vehicles entering and leaving the property are not particularly useful inasmuch as the ambient light is not sufficient to give us a reading.

There was question as to why certain owners are being permitted to build oversized storage closets on their patios. Some of these closets actually encroach into the common areas but within the patio fence line. Other discussion on the same topic said that while the larger closets are not technically permitted due to the encroachment, in every case they seem to add positively to the unit's utility and do not detract from the overall appearance of the property.

Old business

- 1) mansards and railings – Eric Peterson said 62 individual “Notice to Correct” letters had been sent to owners in compliance with the requirements of Article VI of the Declaration. These letters were triggered following an inspection and report by certain Maintenance Committee volunteers. Eric noted that there had been several positive responses to date.

New business

- 1) New vehicle stickers - the board has decided that new vehicle stickers will be ordered. They will be distributed to all residents beginning in January 2020. Motion by Russ McBride to authorize design and purchase of the new vehicle stickers. All directors voted AYE.
- 2) Fine 7C – Holubowitz - Upon a motion by Tracy Kuhn it was proposed that Luba Holubowitz be fined \$100 for each instance which required Jupiter Police Department presence to deal with problems created by the tenant and her friends. All directors voted AYE.

Meeting adjourned at 6:50 PM

Eric G Peterson, recorder