

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

Meeting convened at 6 PM

Directors present: Seng, Tyska and Kuhn

Eric Peterson read the June 18, 2019 minutes which were accepted with no change.

Officers Reports

Denise Tyska reported that the only unbudgeted expense during the period was the Muscovy duck removal. Other expenses are in line with budget. New assessments are due in the month of July in order to avoid late fees and penalties.

Billy Seng said that a new ladder had been installed at slip number 5 replacing the broken stair.

Committee reports

- 1) Buildings and grounds – A mansard clean inspection follow-up has been done for approximately half of the units. Following the instructions given in the governing documents in Article VI, we will now be cleaning any mansards identified as being dirty and will bill the owner \$80 for the work plus \$20 for the administrative fee. Total of \$100 will be posted to the owner account.
- 2) Social – no report
- 3) Welcome committee – we continue to seek volunteers to meet with new residents in the community in order to acquaint them with our Rules and Regulations and to answer any questions they may have. Tammy Soety (37A) volunteered to assist the Committee.

Owners comments/concerns

Tammy Soety commented on what a wonderful party we had over the Fourth of July. She also reminded the Board that it would be a nice reminder for owners if meeting signs could be placed at each entry the day before the meeting. She also asked that the board consider declaring certain common areas such as the swimming pool and Pavilion as being “no smoking” spaces.

Gina Shipley pointed out that several faucets at the dock slips won't shut off completely. She pointed out slip 7, 19 and the cleaning station.

It was asked that the old hoses in the R/V area be removed.

Old business

- 1) Mansard cleaning – see comments under buildings and grounds above.
- 2) Aerators in lakes - Discussion revealed that the aerators are recommended as one part of a series of actions we need to take to restore our lakes. Other parts of this series include: replenishment of grass eating carp and other native fishes, introduction of certain native water cleaning flora and continued use of hydrogen peroxide- based chemicals by a license professional. Use of fertilizer for the turf and ornamentals would be curtailed and be done in compliance with present Town of Jupiter code. The aerators would be placed in all four ponds and consist of perforated flexible hose powered by an onshore motor and pump. The hoses can be relocated as deemed best to achieve maximum efficiency. Cost to install is \$6150 and would be done by our present lake maintenance company.
- 3) R/V yard - it was thought that more discussion need be done concerning whether to replace the bougainvillea screening hedge with clusia. The present bougainvillea is looking rather old and tired and needs attention. It

was suggested that replacing bougainvillea with clusia would give our boundary along Center Street a cohesive appearance. Action on this item was tabled until the August meeting.

- 4) Repair solar system – the company that came to look at repairing the solar system on the roof of the Pavilion building discovered that the roof is in very bad shape and has a couple of depressions in it which are holding standing water. They said it must definitely be replaced before an expensive failure might occur. They also said that the present solar panels are in very good shape, had several years useful life remaining, and due to the deterioration of the mounting system were presently not anchored to the roof at all! It was recommended that we replace the roof and then have the company reinstall and place the solar system in working order. We will be getting a quote to repair the roof before the next meeting.

New business

- 1) New landscape company –ABM agreed to terminate services due to lack of performance to contract. In response to a request by the Association, their division headquarters in Tampa agreed to terminate immediately and to bill us only for one week service per contract. The Association manager and several directors have interviewed replacement companies over the past several weeks in anticipation of this move. We have narrowed the preferred list down to two companies. Denise Tyska gave an overview of the face-to-face interviews and stated that the proposals submitted by Shawn Beck was the better of the two. She also said that any final contract would contain a 30 day absolute cancellation clause. Motion by Denise Tyska to approve Shawn Beck as a new landscape contractor – all directors voted aye.
- 2) Stock grass eating carp and other beneficial species – Eric Peterson said that he is in the process of securing State permission to add more grass eating carp to our ponds. This is a very complex and time-consuming procedure as the State is interested that no non-native species of fish be introduced which could find their way into the greater waterways such as the Loxahatchee River. Additionally, we may add some other native species in order to curtail the development of algae and other undesirable growth.
- 3) The Board recommended a fine of \$100 for the owner of unit 45B for parking his commercial vehicle (Eagle Plumbing) overnight without permission on two successive nights. A fine of \$100 for parking in the tennis court parking area plus a fine of \$100 for parking in front of his unit between the hours of midnight and 8 AM was approved.

Meeting adjourned at 7 PM

Eric G Peterson, recorder