

Jupiter Plantation HOA
Board of Directors meeting
September 17, 2019, 2019
Minutes

Meeting convened at 6 PM

Directors present: McBride Seng, Tyska, Kelsey and Kuhn

Eric Peterson read the August 20, 2019 minutes which were accepted with no change.

Officer's reports

Russ McBride pointed out the need to revise several sections of our governing documents by amendment. This is a very responsible task, and he requested that anybody interested in contributing to this effort reflect same to the management office. Once areas of suggested change are identified, the Document Revision Committee will reveal those topics to the Board of Directors. Once the board has agreed to the specifics of these items, they will be submitted to the Association attorney that he may place the changes in proper legal language. Any amendments must be agreed to by a majority of the total voting interests of the community.

Tracy Kuhn said that she had the opportunity during Hurricane Dorian to catalog various activities which should be accomplished when a hurricane watch becomes a hurricane warning. This will simply serve as a checklist to follow when the next storm approaches. Both umbrellas at the pool have proven to be inadequate to handle the winds which normally occur at our location. The plastic spreaders for the cloth material have been destroyed rendering the umbrellas useless. Tracy will find suitable replacements which are more substantial.

Billy Seng said that the docks and RV area were properly secured before the storm and that no damages occurred in either location.

Denise Tyska said expenses continue to track to budget. A few delinquent owners have been sent to the attorney for collection. She cautioned that due to the \$40,000 increase in hazard insurance premium for the policies which cover our units, quarterly assessments will have to be increased in the 2020 Budget.

Denise proceeded to reveal the new landscape company's plan to finish the ornamental trimming. Tomorrow, Wednesday, they will finish the last eight buildings for initial ornamental trim. They will also be mowing the entire property at the same time. The company has been instructed to trim the ornamental shrubbery in the common areas to 4 foot height. Any owner not wishing to have their plantings trimmed on a regular basis must identify those areas by placement of a red reflector at either end of their patch. The landscape company will bypass those areas when they do their regular trimming. However, that does not relieve the unit owner from the responsibility to maintain all plants therein.

Old business

- 1) Aerators in lakes – Eric Peterson was asked to explain the multifaceted system which needs to be in place to control unwanted algae and plant growth in our wet retention areas. The only aspect which is currently missing is the installation of aerators in all three portions of the drainage system to replenish oxygen from the bottom of the water column. This will assist in

the curtailment of unwanted growths. Tracy Kuhn offered a motion to purchase the recommended aerators from Southern Aquatic and Upland Services, our long-time maintenance company for the ponds. In discussion it was noted that the expense of purchase and installation can be met from our collected Lake Reserve monies, thereby avoiding any disruption to our operating account. On the motion, all directors vote AYE.

- 2) Muscovy duck removal – Tracey Kuhn said that many ducks had been removed from the property but that we had ‘hit a wall’ with respect to removing the last few critters. The company we had been working with does not believe they will have much luck in getting any more ducks out of the property, and therefore we have sought and found another company which is willing to remove Muscovy ducks while charging us only for the ducks actually removed. Our previous company was charging fees to show up plus unit removal cost. We will simply not call our previous company but contact the new company to resume the project.
- 3) Pool solar system – replace roof – We now have proposals from three reputable roofing companies to repair weak spots and replace the existing roof on the pavilion area. Unfortunately, the proposals vary in cost so widely that it is difficult to understand why one proposal should be chosen over another. We may have to engage the services of a structural engineer to guide us in determining what needs to be done to repair the substructure and what type of roof would be best to install. In the meantime, there is no question that the solar panels currently in place need to be removed and stored for possible reinstallation at a later date. Tracy Kuhn offered a motion to remove the storm panels per proposal currently in hand. All directors voted AYE.

New business

- 1) No smoking areas – After hearing input from various residents, the Board of Directors decided to create a no smoking zone in the common area. This ban can be expanded or removed at any time by the Board at a Directors Meeting. Denise Tyska offered a motion to place the pavilion area at the swimming pool as a no smoking zone. All directors voted AYE.

Homeowner concerns/comments

- 1) Inquiry was made as to how the boat slip wait list was obtained and as to how the subleasing procedure is operated. The Inquirer was referred to the governing documents, and the dockmaster will be available to explain further.
- 2) Common area sidewalks from the patio gates to the street will be pressure cleaned commencing shortly; project is to be completed by the end of October.
- 3) A couple of owners complained that their assessment money (about \$150 to date) is being used to offset expenses for community socials at the pavilion area.

Meeting adjourned at 6:50 PM

Eric G Peterson, recorder