

Jupiter Plantation HOA
Board of Directors meeting
October 20, 2020
Minutes

Meeting convened at 6 PM

Directors present: Kuhn, Kelsey, Allison and McBride

Eric Peterson introduced the September 15, 2020 minutes which were accepted with no change

Officers reports

Tracy Kuhn announced that Wally Abel had resigned his position as director effective immediately.

Annual Members Meeting notices have been mailed to all members. You will note that the notice included a proxy. If you believe you will be unable to attend the annual meeting in person, please execute the proxy and return as noted. Proxy form is also posted on the website should you misplace them one which was mailed. We will be holding the Annual Members Meeting as required in the By-laws, but how we lay out the meeting venue will have to recognize the situation at that time with Covid 19. There are three openings on the Board of Directors this year. Tracy Kuhn and Jane Kelsey each have one year remaining on their elected terms.

Ken Kuhn has asked to be relieved of his duties as dockmaster. Peggy Frazer has agreed to assume the role.

After all this rain, several the mansards had begun to show growth of mold, algae and the like. Please make arrangements to clean your mansard or engage a contractor in your stead. The property looks very much nicer when the mansards have been cleaned.

Jane Kelsey reported that there had been no unusual expenses during the period and that we continue to track to budget. She noted that there were no delinquent accounts at this time.

Mary Lou Allison said that we have been using the Constant Contact program to communicate certain items of interest to the members who have agreed to be so contacted. The interesting thing about this is that our percentage of readership is extremely high when compared to many other group contacts. If you have not submitted permission to contact you via your email address, the form to permit that is on our website. Kindly complete and submit as noted thereon

Old business – none

new business

- 1) Appoint nominating committee – Eric Peterson read the Section in the Bylaws Which describes the need to appoint a nominating committee prior to the election of directors. The following persons agreed to serve the role: Linda Lee Jillson (53C), Gina Shipley (25A), Karen Cook (8C), Ashley Dunn (38A). The committee's task will be to present on the floor of the Annual Members Meeting candidates for election to the Board of Directors sufficient to fill vacancies occurring on the Board (3).

- 2) Approve amendments to Articles of Incorporation and By-laws - Motion to approve the amendments as written by our attorney and mailed to members seeking ratification thereof was offered by Mary Lou Allison. All directors voted aye.
- 3) Review 2021 proposed Annual Budget - the Board of Directors offered no changes to the proposed 2021 Annual Budget which they have reviewed for the past 30 days. The budget will be presented at the November Board of Directors meeting for adoption.
- 4) Fines for non-compliance - at a Fine Hearing Committee meeting concluded earlier in the day, the owner of unit 18 A was fined \$100 for failure to repaint the stucco portion of his unit in the proper color as required following requisite notice. The Board instructed the Association Manager to send a 30 day Notice to Correct via certified mail to the owner of 18 A notifying him that if he must comply with the demand to paint his unit the correct color. If compliance is not achieved by the end of the 30 day period, the Board will recommend that the owner be fined \$100 per day for each day the violation continues and for a period as permitted by governing Statute 720.

Meeting adjourned at 6:50 PM

Eric G Peterson, recorder