

Jupiter Plantation HOA  
Board of Directors Meeting  
July 21, 2020

I - Meeting convened at 6 p.m. Directors present: Kuhn, Kelsey, Allison, Abel and McBride.

II - Minutes of the May 18, 2020 Board of Directors meeting were approved with no change.

III – Officers Reports

Treas. Jane Kelsey said that for the first six months of 2020 our operating results exceeded budget for the period. This is due primarily to the large expense associated with removal of the bougainvillea and planting of clusia along the Center Street fence screening the boatyard. \$5000 of the total expense will be reimbursed by the Town of Jupiter. Three accounts are past due and are in the hands of our collection attorney.

Sec. Mary Lou Allison said that the program “Constant Contact” had been installed on the Association’s computer and will be used to contact unit owners concerning various matters on an ongoing basis. While we have only about 90 owners who have responded to our mail inquiry to sign up for this service, a high percentage of those who are participating have been looking at the communication sent so far. Will continue to increase participation in this communication program.

Old business –

1) Document amendment progress

Eric Peterson reported that changes to the Articles of Incorporation and the Bylaws have been completed. The changes on these two sections are primarily technical and are required to bring our documents into compliance with current State Statute. We continue to work on changes to the Declaration of Covenants and Restrictions. Items of major interest in this section include changes to the lease restrictions, pet restrictions, vehicles and parking etc. to identify a few. When this work is completed, it will be given to the Board for their comment and revision. Once that is agreed, our attorney will be asked to put the changes in proper legal form and language. Due to the extent of the revisions that are contemplated, we believe that ratification by the membership will be done to permit yes/no responses on many specific items. It is not our intention to ask that the entirety or even major sections be approved by the members as one or a few preferences.

New business

- 1) Hire engineer to assess dock pilings – we have located some papers in the files which reveal the name of the engineering firm which inspected the concrete pilings for the dock a few years ago. We have contacted them and asked if they would revisit the property and give an update as to the estimated useful remaining life of the concrete

pilings and requirements for any immediate maintenance which should be done thereon. This will be very much the same process as was recently done to update the information on our reserve accounts. Motion to proceed with Tarragone Development Services, LLC was offered by Mary Lou Allison. All directors voted aye.

- 2) Picnic tables in the park area at the river – Mary Lou said that there was some interest in providing a couple of picnic tables for folks who wish to enjoy the park area bordering on the river. She said that she would put a blurb out on constant contact soliciting ideas and opinions from members regarding that issue. She will report at the next meeting on the responses.
- 3) Concrete at Sewall and sidewalk (Buildings 9 – 13. We have obtained proposals from local contractors to install a sidewalk where the benches are presently situated. The sidewalk will extend approximately 8 feet inward from the Sewall. The purpose of this is to eliminate the muddy grass area which is severely stressed due to the over wash during king tides and rough conditions. It was decided that only the West section from the walkway onto the dock extending to the property boundary would be done this year. Also, and as part of the contract, the perennial wet area in front of buildings 9 - 13 will be eliminated by building up the sidewalk at that area. Motion by Mary Lou Allison to approve Robert Jasper, LLC to do the work for \$9850. All directors voted aye.

#### Owner comments

Jos. Schunatz (1B) complained that he had experienced a unit break-in a couple of weeks ago and had turned to the office to review the camera footage which might be of assistance in determining the culprit(s). He noted that Eric Peterson had told him to come by the office between 10 and noon on Monday through Thursday to review the cameras. He stated that this was an unreasonable restriction for him. He also complained that the office had not been cooperative with Jupiter Police Department regarding the same matter. It was pointed out that he was unaware the both the Association Manager and the Board President had contacted two different detectives in Jupiter Police Department in an attempt to assist. It was noted that this is something that we have done several times in the past relating to other matters.

Meeting adjourned at 6:50 PM

Eric G Peterson, recorder