

Jupiter Plantation HOA
Board of Directors meeting
August 21, 2020
Minutes

Meeting convened at 6 PM

Directors present: Kuhn, Kelsey, Allison, Abel and McBride

Eric Peterson read the July 21, 2020 minutes which were accepted with change noted.

Officers reports

Jane Kelsey, Treas., said that expenses continue to track to budget. Six unit owners have not paid quarterly assessment due July 1 and would be receiving reminder letters which reflect a \$42 late fee.

Tracy Kuhn gave an overview of the problems we have been experiencing at the swimming pool lately. She noted particularly the lack of compliance with social distancing and reluctance to leave pool area after the 7:00 PM closing time. She cited an instance where one owner became very loud, aggressive and profane in voicing his displeasure with having been told that the pool was closed. Tracy noted that the office has received some phone calls from Palm Beach County checking up on our compliance with their Covid 19 public swimming pool restrictions. The pool gate is now programmed not to open after 7 PM. Additionally, stronger measures have been taken to prevent people from reaching in through the fence to open the gate by the thumb latch. The Board agreed that should there be further problems concerning pool use, it could be closed entirely.

Mary Lou Allison said that the "Constant Contact" program have been set up on the computer. This enables the Association to broadcast messages to all the people who have given permission to receive email contacts. Remember, you must have a signed permission in the office in order to receive information from the Association in this manner.

Wally Abel stated that the new walkway by the seawall had been installed. This will eliminate the muddy area by the benches and make for a much more pleasant experience in that area. Also, we have taken measures to eliminate the puddle at the end of the sidewalk by building 13.

Old business – none

New business

- 1) Sidewalk trip maintenance – We have again obtained a proposal from Florida Sidewalk Solutions to grind down any trip hazards which may be present on our sidewalks. This is a maintenance project which we do almost every year. The cost presently will be \$4159.51. Motion by Mary Lou to accept the proposal. All directors vote aye.
- 2) Redo dock surface – we have a proposal from Acrafin Coatings to redo our dock surface. Utilizing our 10 year warranty we would only be obligated to pay for the labor involved. This is indicated at \$1100. Eric Peterson said that he had just this afternoon received a summary of the engineering study recently completed which indicates that there is some major repair and/or replacement required of some of the dock piers and also some of the wood structure. It was

decided that this work should be undertaken before any resurfacing is accomplished. The Board voted to table this item.

Owners concerns/comments

- It was pointed out that the wall on the lake by building 46 had suffered serious erosion and needed some immediate remedy. We will take a look at that ASAP.
- It was asked that we also take a look at the sidewalk and 52B as it seems to have a prolonged low spot.
- It was revealed that some people have been removing some of the riprap on the riverside of our seawall!! This could be a very serious matter and the board urged anyone who sees this activity to notice much as possible about the culprits and reported to the office. This has to be stopped.

Meeting adjourned at 6:45 PM

Eric G Peterson, recorder