

Jupiter Plantation HOA  
Board of Directors meeting  
January 19, 2021  
Minutes

Meeting convened at 6 PM

Directors present: Kuhn, Kelsey, Allison, Cook & Goby

Eric Peterson introduced the Nov. 17, 2020 minutes which were accepted with no change.

Officer's reports

Tracy Kuhn gave an overview of some of the projects that the Board of Directors is looking at for 2021. She pointed out that the chairs and tables in the pavilion area plus chaise lounges and umbrellas in the pool area should be replaced. There is a small section of fence in the RV area, west side which will be planted with Calusia trees in order to visually screen our view of the house next door and also to screen outsiders view of our storage area. The areas around the mailboxes where people stand to get their mail will be upgraded. The Pavilion bathrooms are very dated in need upgrading. These projects will be quantified and brought to the Board for approval in the future.

Of a more immediate nature, the Board is looking at the following projects: reset pavers in the pool area, install a second concrete pad along the east side Sewall, replace mailbox by building 37, major maintenance of shorelines along the ponds, replace lollipop lights and underground wiring. Additionally, the maintenance shed in the RV area needs to be replaced.

Jane Kelsey said that the new landscaper, Horizon Landscape Services, has started their activities. Ornamental trimming will be done once per month for the entire property at the same time. She noted that the following major projects had been completed in 2020: replacement of the Pavilion roof, repaint entirely the pavilion area and bathrooms, new fiberglass doors, repointing of the perimeter of the pool pavers, removal of the bougainvillea and replacement with Colusa on Center Street, concrete walkway at Sewall and new signage.

Karen Cook reported that she had been working with Russ McBride and Sam Bodell to address the severe erosion occurring from our property into the drainage canal on our eastern border. We are working also with the Town of Jupiter Stormwater Utility Department and Palm Beach County canal maintenance division to address the solution. We are in the process of obtaining proposals for the work and cost estimates.

Mary Lou Allison said that people still need to complete the permission form in order to be included on the Constant Contact information distributions going out periodically. The form is available in the office or can be downloaded from the Association website.

Eric Peterson said that we need 128 affirmative responses to each of the proposed 17 amendments to the Articles of Incorporation and By-laws. We presently have only 45 submissions. A great deal of the proposed changes do nothing more than eliminate portions of

these two documents which have been superseded by Florida statutes pertaining to Homeowner Associations. Additionally, a great many people are interested in changing the election of directors procedure. One of the amendments does exactly that, but until we approve the amendment to the By-laws, we will be stuck with the present system. If you have any questions pertaining any amendment(s) simply ask Eric in the office or send an email and the answer will be returned to you. Eric then offered to be available the following Thursday at 11 o'clock in the pool pavilion to answer any questions owners might have concerning the amendments.

Old business – none

New business – none

Meeting adjourned at 6:45 PM

Eric G Peterson, recorder