

Jupiter Plantation HOA
Board of Directors meeting
May 18, 2021

Meeting convened at 6:00 PM.

Directors present: Kuhn, Allison & Cook

Minutes of the April 20, 2021 meeting were accepted with no change.

Officer's reports

Mary Lou Allison said there were six persons who received late letters indicating that if they did not remit the second-quarter assessment in full by May 31, their account would be turned over to the attorney for collection action. She also noted that all the bills were paid and that there was money in the bank.

Old business

none

New business

- 1) Approve pond dredging proposals - Gary Reynolds was asked to give a synopsis of the proposed dredging of our wet retention areas (ponds). He and Karen Cook met with Dermott Bagley and Coston Marine Services to evaluate the needs for dredging on a where and how much basis. They also discussed a method, to follow the dredging, which would be an effort to reestablish flow between the three distinct pond areas. Motion by Mary Lou Allison to approve proposals submitted by Coston Marine Services for dredging and spoil removal not to exceed \$8950. The motion included approval of a proposal submitted by Southern Aquatic and Upland Services to install a system to facilitate flow at a cost of \$2500. Monies to be provided by collected reserve funds. All directors voted aye.
- 2) Approve dock refurbishment – Tracey Kuhn explained that for the past six or so months we have been working with Jeff Anton, PE of Terragone Engineering, LLC to determine the extent of deterioration of the cement dock piers and crossover supports for the decking. Jeff has been involved with the Association for a number of years involving the docks. After doing a thorough analysis and photographing the damaged areas of the dock system, Jeff met with several contractors to obtain proposals to correct the deficiencies. He introduced the Association to BDI Marine and Site Contractors. We met with two BDI principals and had thorough discussions with them as to how they might proceed to effect the contracted work. At the end of these discussions, it was agreed to replace 78 concrete piers with wooden dolphins of 10 inch diameter. The reason for the switch to wood was that there is no appreciable difference in the anticipated time of service between concrete, and the use of wood would reduce the replacement expense considerably, Further details will emerged in ongoing discussions. Motion by Mary Lou Allison to approve a final contract with BDI not to exceed \$128,328 as is represented in the current proposal in hand. All directors voted aye

Meeting adjourned at 6:35 PM

Eric G Peterson, recorder