

Jupiter Plantation HOA
Board of Directors meeting
September 21, 2021

Meeting convened at 6:00 PM.

Directors present: Kuhn, Cook, Allison & Frazier

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

Officer's reports

Treas. Mary Lou Allison reported that all the bills have been paid and there was money in the bank. She also emphasized that our annual budget has for years provided for fully funded reserves. That is why we have been able to do the new roof on the pavilion, several projects with the wet retention areas and replacing the concrete dock piers without any special assessment to the members. Fourth quarter assessments are due October 1.

Karen Cook said she has been tasked to put together a "New resident welcome committee". The committee would seek to have a short personal meeting with anybody who is moving into the community, whether a new owner or a lessee. The purpose of the meeting would be to acquaint new persons with our rules and regulations and to answer any questions concerning the community which may arise.

Peggy Frazier said she had been dealing with the issue concerning the boat which is been moored within our state easement, but not at a slip. Jupiter Police have been on scene, and we have requested a formal report be made of this trespass. Other state agencies have been contacted and thus far have been quite ambivalent about the whole matter.

The contractor hired to replace the deteriorating concrete piers is in the process of obtaining requisite permits. They hope that this work will be done in about a month. When they are ready to proceed, we will notify all boat owners that they must remove their vessels from our slips until the work is completed. We are also looking into replacing the decking, but that could be a very expensive proposition and thus will require time for us to explore all the alternative possibilities. The engineers are also very discouraging concerning our ability to dredge our slips as is needed. They say decisions on that issue will be approximately a year before anything is known. and they know that certain agencies are dead set against any dredging in our area. We may have to explore the possibility of adding new dockage toward the middle of the river in order to gain the depth that we require.

Tracy Kuhn reported that lightning had hit the fob control system destroying the master control board. It will be fixed as soon as a replacement part arrives.

Orders have been given to the contractor to trim all of the Palm and deciduous trees in the community. We anticipate this work to be done in late October and early November. We'll try to notify you in advance in order that vehicles may be removed from near their work.

New business

- 1) Cleanup Pennock fence area – in order to improve the appearance of our property which borders the private homes across from the office, we would like to remove the existing Areca trees etc. and re-plant using clusia. We have proposals from Only Trees and Horizon landscape to do the work at a total cost of \$13,000. After discussion, the board voted to approve the project. All directors voted aye.
- 2) The tenant in 28C has anchored his boat inside the dock area in violation of our governing documents. Mary Lou Allison offered a motion to fine the owner of 28C \$100 per day for each day the boat remains in violation. All directors voted aye, and Eric Peterson was instructed to send notice of an opportunity to appear before the Fine Hearing Committee in accordance with State requirements. All directors voted aye. It should be noted here that in the event a tenant violates Association rules, the Board of Directors should recommend to fine the owner of the unit inasmuch as he is responsible for conduct of all persons visiting or residing in his property.

Meeting adjourned at 6:40 PM

Eric G Peterson, recorder