

Jupiter Plantation HOA
Board of Directors meeting
November 16, 2021

Meeting convened at 6:00 PM.

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

Minutes of the October 19, 2021 meeting were accepted with no change.

Officer's reports

Treas. Mary Lou Allison stated that there were no accounts in collection with the attorney. She noted that our Reserve Accounts are fully funded in accordance with Florida Statute. The fact that this has always been done at Jupiter Plantation can easily be seen as we were able to complete projects involving dredging and other improvements to our lake system, payment for the pending dock improvements and the new roof at the Pavilion have all been paid for from collected reserves thus preventing the need for any special assessments.

Pres. Tracy Kuhn said that the contractor is awaiting requisite permits before he can begin the rehabilitation project on the docks.

- Deciduous tree trimming will occur next week between the 22nd and the 26th. If you have any vehicles parked under leafy trees, please move them out of the way of this contractor.
- Please do not put trash bags in any recycle bin. Whenever this occurs, the contractor will not pick up anything in the bin.
- The annual members meeting will take place on December 1. We have sent out the requisite notice and included a proxy form which needs to be returned no later than Tuesday, November 30 in order to be counted. Also, we will send out reminders on email to all those who have signed up for this service.
- This is been a busy year for large maintenance projects and improvements. Our new landscape company in conjunction with our pest-control provider has instituted a fertilizer and turf weed elimination program. The results are very easily seen in our grassy areas.
- We have replaced the hoses in the RV area and carwash by the tennis courts. Please respect the new items as this is the third replacement this year!
- We removed the old and diseased Areca palms across from the office and the adjacent to the fence separating our property from the single-family homes. We replaced the old trees with clusia. This should do well to screen our neighbor's fence.
- New sod was placed along our portion of the canal bank. Hopefully this will mitigate storm water washouts in the area.
- We repaired areas along to bulkheads which were washed out. We will have to do much more of that in the near future.
- We replaced the benches which previously had been situate along the seawall and replaced those in various spots in the community.

- With regard to use of parking spots... It is permissible to swap your assigned parking spot with another resident. However, this must be understood to be a temporary measure which can be reversed at any time in the future for cause. Anybody who swaps a parking spot must provide the office with a letter indicating the swap and signed by both parties involved in the transaction.

Old business

None

New business

- 1) Adopt 2022 annual budget – Mary Lou Allison offered a motion to adopt the 2022 Budget as submitted to all directors a few weeks ago. All directors vote aye
- 2) New dock and RV area monthly fees – Mary Lou Allison offered a motion to raise the dock slip fees by \$10 a month and also to raise the RV fees also by \$10 a month commencing January 1, 2022. All directors voted aye.
- 3) Appoint nominating committee – The following persons agreed to participate as a nominating committee for the 2022 Board of Directors election: Linda Lee Jillson, Tammy Soety, Virginia Tarpinian, Maddie Tanen & Andy Hurley.

Adjourned 6:30 PM

Eric G. Peterson, recorder