

Jupiter Plantation HOA
Board of Directors meeting
February 16, 2022
Minutes

Meeting convened at 6 PM

Directors present: Allison, Goby, Cook, Shipley

Eric Peterson introduced the January 18, 2022 minutes which were accepted with no change.

Officers' reports

Mary Lou Allison asked Association manager Eric Peterson to give a short overview of what is going on with unit 42C where recently a fatal fire had occurred. Eric said that he was working with our insurance agency, Citizens insurance and our attorney to detail to what extent the Association is involved in putting the unit back in livable condition. In the meantime, required demolition work is underway.

Kent Goby said that he continued to work with the company seeking to place solar panels on unit 41C. the company presently is trying to make an appointment with the owner to review and discuss several items concerning a possible installation of solar panels. For the moment, the ball is clearly in the unit owner's court.

Karen Cook, Treas., reported that all the bills are paid and there is money in the bank. It was noted that quite a few owners paid last year's assessment amount and that their accounts now showed a \$10 unpaid balance. This will be carried forward for the next assessment which will be due on April 1. Karen also said that she is working on assembling "welcome packages" for both new owners and new tenants. When a new person assumes residency in the community, they will be contacted and given the welcome package which will include not only helpful information concerning how to live in the community but also will be given the opportunity to ask any questions they may have. Karen mentioned that she had been attending the monthly citizens advisory group workshops being held by the Jupiter Police Department. She encouraged anybody with similar interests also to attend. She pointed out there are several interesting and important issues which are discussed at these meetings.

Gina Shipley said that we are still in the permit phase with respect to the major project on our docks. We are hopeful that the permits will be issued shortly after which time we can meet with the contractor to determine how the work schedule will play out.

Old business

- 1) Amendments to Bylaws – Gina Shipley said that our attorney is drafting the language for an amendment to the Bylaws which will move the Annual Members meeting to a time in January. She said that as soon as we receive his work, we will be putting together a package to be mailed to all members which will contain a limited proxy for the purpose of approving this amendment. We strongly urge everyone to return same after

indicating their positive preference. We have a 90 day window in which to collect 115 positive responses in order to make this change. There will also be a door-to-door effort to ensure success this time.

New business

- 1) Replace existing pool fence – Mary Lou Allison said that we have construction proposals from reputable local fence companies to remove the existing chain-link fence around the swimming pool amenity and replace it with a 5 foot picket. She also noted that the treasurer has indicated that there are sufficient monies in the Pool Reserve Fund to pay for this improvement with no special assessment. After reviewing the bids, Kent Goby offered a motion to accept the contract presented by Martin Fence company to remove the existing chain-link fence and replace it with 5 foot aluminum picket fence at a cost of \$39,300. All directors voted aye
- 2) Reapply at Acrafin surface to docks - the deck surface on our docks is badly worn and should be attended to. The Board discussed whether or not to reapply the same protective surface on the existing docks at a cost of \$10,900, replace the existing surface with a composite material, or simply replace a few deteriorated boards and do a new surface at a later time. A new composite deck would cost in the neighborhood of \$100,000, which monies we do not presently have available. To recoat the decks with the same existing protective coating seems to be an expensive short-term solution. The Board agreed unanimously to replace any deck boards which might pose a dangerous condition and begin to collect monies in our reserve account for eventual complete replacement.
- 3) Speed humps/bumps - Kent Goby said he and Eric had looked over the area between buildings 28 and 34 as a possibility to place a speed hump in order to encourage people to reduce speed in that particular area. It has been reported by persons that this seems to be an area where motorists simply drive too fast for the safety of our residents. It was agreed that Kent pursue more details on how much a speed hump would cost to install and also discover if there any other locations where people feel other speed humps might be advantageous to the community

Meeting adjourned at 6:35 PM

Eric G. Peterson, recorder