

Jupiter Plantation HOA
Board of Directors meeting
Jun 22, 2022
Minutes

Meeting convened at 6 PM

Directors present: Allison, Goby, Cook, Shipley and Frazier

Mary Lou Allison said that she was suspending the usual order of business in order to permit two representatives to introduce lending programs which might be useful to members as they contract for new roofs. She first introduced Michael Villa, of FortiFi, to discuss the PACE program. Details of this program have been posted on the website and also any questions you may have can be addressed to Mr. Villa at his office phone which is 305-985-8145. In short, the PACE program offers 100% upfront financing with 0% down and the repayment is accomplished over several years through your property tax levy.

Albert Estopinal, of TRUSTCO BANK, then spoke about their home equity finance programs. Their terms are very flexible and may offer many owners a good option to finance the installation of their new roof. Mr. Estopinal can be reached at his office in Juno Beach which is 561-630-4521. Contact information for this program is also posted online.

The regular Board of Directors meeting then reconvened:

Minutes of the May 18 Board of Directors meeting have been posted online and were then approved.

Committee reports –

Kent Goby said that the ponds are looking much better. He credited our recent rains which raised the water levels considerably and the work done by our contractor, Brian of Southern Aquatic Fountains for the improvements. With hope it keeps raining.

Karen Cook, Treasurer, reported that expenses are tracking to budget during the period. She reminded everyone that the third quarter assessment is due on July 1. She then reported on her progress with the Welcoming Committee. The packets containing useful information for new residents are completed she said she has about six appointments in process and can always use other persons to volunteer to assist her in meeting with the new people. She said she attended the Citizens Advisory Committee for Jupiter Police Department and learned that over 20 persons had been arrested recently for their participation in vehicle and residence

break-ins in Jupiter. Evidently, there was an organized group involved, and the arrests were effected by a task force in an action termed "Operation" Everlast involving Federal, State, County and local authorities. We are all still reminded to lock our properties and our vehicles. Do not leave anything of value visible in your car. Jupiter police stated that our surveillance cameras had provided very valuable information to bring this situation to conclusion.

Peggy Frazier said that DEP had signed off on our dock project but that she had no firm indication as to when the town of Jupiter would do the same.

Old business

- 1) Re-stripe parking spaces and paint parks stops – Gina Shipley said that the restriping, maintenance and renumbering of the parking blocks would commence on July 11. A schedule of the work is posted on the website. Please be sure that your vehicles are out of the way when your area is scheduled for work.

New business

- 1) Expand patio closets – define parameter of Unit. Mary Lou said that several persons had recently approached the board requesting how and to what extent they might expand the closet on their patio area. She said that she had tasked Eric Peterson to assist owners to understand the boundaries of their personal property and then what can be done by owners as far as improvements. Eric said that many owners had received a survey of their property at the time of closing. It should be among the other papers they received when they bought their unit. If nothing is available for reference, the best way to determine exactly what your property boundary is involves starting at a point in the center of the building where all four units come together. From that single point, draw a line to the drip line formed by your mansard. From that same point, determine the line on your adjacent elevation again to the drip line of your mansard. From those two points, extend lines toward your patio entrance for the same distance. The intersection of these two lines will then give you four boundary lines which determine the total area of the unit you purchased. Article VI (2) of the Declaration of Covenants and Restrictions for Jupiter Plantation contains language concerning courtyard closets. Also, paragraph h (3) in the same section details some restrictions concerning placement of items on the common elements.
- 2) Board recommended fines for mansards and dogs – the Board recommended fines of \$100.00 per occurrence be recommended for failure of the following unit owners to comply with the 30-day notice correct on several items of maintenance on their units including, mansard cleaning, fence repair, fence painting, balcony edge cleaning and balcony rail painting. The following units will be so notified and will be given the opportunity to appear before the Fine Hearing Committee the units cited are: 2B, 8A,

10B, 13A, 13D, 14D, 16B, 16C, 26B, 27B, 28A, 31B, 33B, 35B, 35C, 37D, 39C, 41D, 43C, 46B, 46D, 47C and 54D.

The owner of 22A was then cited for failure to keep her dog on a leash when outside the unit and for failure to pick up solid waste deposited by same dog. The Board recommended she be fined \$100 for each violation. Eric Peterson will notify the owner and offer opportunity to appear before the Fine Hearing Committee.

Meeting adjourned at 7:25 PM

Eric G Peterson, recorder