

Jupiter Plantation HOA
Board of Directors meeting

January 18, 2022

Meeting convened at 6 PM.

Directors present Allison, Goby, Frazier, Shipley and Cook

minutes of the November 16, 2021 budget meeting and December 1, 2021 Organizational Meeting of the Board were accepted with no change.

Officers' reports

Mary Lou Allison offered condolences to the family of the individual who lost his life in a fire at 42C. she also said that new shuffleboard equipment is available for use.

Kent Goby said that the Lupoli request to install rooftop solar panels was in process. We have had several contacts with Mr. Lupolis' contractor as they work through the process of obtaining town of Jupiter permitting. They will also have to comply with several conditions offered by the HOA before panels may be installed.

Karen Cook, Treas., said that first quarter 2022 assessments are due by January 31. Assessments outstanding after that date will incur a late fee and bear interest until paid. She noted that expenses so far in 2022 are tracking to budget. There were only two delinquent accounts at the end of 2021. Also, we expect our operating results for 2021 to be about \$-15,000.

Karen said that she is also working on a package to be used to welcome new residents to the community whether they be owners or lessees. When the new party arrives on premises, they will be invited to sit down at the pool pavilion to go over several items in the package and also have any questions they may have answered.

Old business

- 1) Amendments to the by-laws. After discussion, the Board decided to attempt again to amend one or two items only of the existing By-laws. The two items would be to set a different date and time for the Annual Members Meeting and the second item would be to set the quorum requirement for a Members Meeting at 30% in order to be in compliance with current State statute. Gina Shipley will work with Eric Peterson and the Association attorney to get a package in the mail to all members.

New business

- 1) Replace existing pool fence – As many residents in the community have expressed their feeling that the current fence around the pool amenity is unsightly and overstated, the Board discussed the possibility to remove the chain-link fencing and install something less severe. Eric Peterson said that current statute requires that protective fencing around a commercial swimming pool such as ours must be not less than 48 inches in overall height and must include a positive locking gate. The Board asked Eric to draw up specifications for a new aluminum picket style fence and introduce it to contractors for a proposal to be available at the next Board of Directors meeting in February. It was asked that the proposal be offered for 48 and 60 inch fence.
- 2) Resolution of colors on buildings – After a great deal of discussion concerning what colors should be specified when owners repaint the exterior of their units, it was agreed that the current requirement adopted in 2014 shall continue to be the required color for all stucco surfaces. This will include the eaves portion under the mansards.

Meeting adjourned at 6:45 PM

Eric G Peterson, recorder