

Jupiter Plantation HOA  
Board of Directors meeting  
November 15, 2022  
Minutes

Meeting convened at 6 PM

Directors present: Allison, Cook, Frazier & Shipley, Goby joined via live Zoom.

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

Officer's reports:

Mary Lou Allison requested that residents send observations, problems, requests for maintenance and any other items addressed to the Board via email. This gives us a chance to use a hard copy in the office for tracking purposes. It is very helpful when contractors are to be involved.

Karen Cook, treasurer said we continue to operate over budget. Our expenses are presently about \$26,000 more than allocated for the period. The two delinquent accounts we noted last month have been paid in full it appears that there will be 10 unit owners still owing fourth-quarter assessments. After the application of a late fee, they will each receive a letter from the Association stating that this amount must be received by a date certain or the account will be turned over to the attorney for collection.

Karen Cook said that the welcome committee continues to meet with new residents. And that the program appears to be well received and successful.

Peggy Frazier reported that the contractor for the Dock project is now saying that he cannot begin until early next year. We will, of course, keep everybody posted on any changes and the final start date when known.

Gina Shipley said the association should purchase a program called Survey Monkey to assist in getting nonbinding feedback from residents from time to time.

Committee report

Anyone who wishes to be considered for election to the Board of Directors at the Annual Members Meeting in January should email their interest to be considered to the Nominating Committee.

New business

- 1) RV/Dock - Peggy Frazier offered a motion to keep the monthly fees for the RV area and dark slips for 2023 the same as in 2022. All directors voted Aye
- 2) Adopt 2023 Annual Budget - Karen Cook, treasurer, presented a motion to adopt the 2023 Annual Budget as had been received by all Directors. Gina Shipley asked a table of motion pending convening of a Board meeting for that purpose it was agreed to convene a meeting on November 29 at 5 PM.
- 3) 30 day notices to replace roofs – Eric Peterson reported that four units have been notified as of this date, and that all four have complied by concluding a contract for reroofing. Gina Shipley offered a motion to place two more units on notice to sign contracts. All directors voted Aye.

Meeting adjourned at 7:35 PM

Eric G Peterson, recorder