

Jupiter Plantation HOA
Board of Directors meeting
December 20, 2022
Minutes

Meeting convened at 6 PM

Directors present: Allison, Cook, Shipley.

Eric Peterson introduced the November 15 & 29, 2022 minutes which were accepted with the addition of proper motion language submitted by Gina Shipley.

Officer's reports:

Mary Lou Allison thanked Roy and Judy Bodell for their work in erecting Christmas lights at the entries. She then read the letter we have received from Citizens Property Insurance Corporation attorney Forrest White wherein he makes two important points: the first is that Citizens has determined that they will accept an additional two years remaining useful life for our roofs thereby extending their insurance offer through April 30, 2025. The second point is: "we will not be able to grant any additional exceptions beyond that date without replacement of the roof coverings." This is very unmistakable language and we should accept the idea that no further exceptions shall be granted for any building which does not have a new roof. Mary Lou said that about 20 roofs have been done at this point. So far, of the approximately seven owners who have been notified by the Association to replace their roofs, everyone has complied.

Karen Cook, treasurer, said we are presently some \$37,500 over budget. She said eight unit owners have past due amounts owing as of November 30. If these are not paid forthwith, the accounts will be turned over to the attorney for collection.

Gina Shipley said that she has been working with Lynn Desy to ensure compliance with the documentary requirement for correct voting certificates to be on file with the Association.

Eric Peterson said that there is still no start date on the dock contract. He has been given contact information for one of the principles of BDI to determine when that might occur. So far the answer from BDI has been, "We will get back to you on that."

Old business – none

New business

- 1) Gina Shipley offered a motion directing Eric Peterson to send a 30 day notice regarding the new roof to 55 A. All directors vote Aye.

Merry Christmas and Happy Holidays. Don't forget to send in your proxy for the annual meeting if you will not be able to attend on January 17, 2023.

Meeting adjourned at 6:20 PM.

Eric G Peterson, recorder

