

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

Meeting convened at 6 PM

Directors present: Allison, Cook, Shipley, & Frazier.

Eric Peterson introduced the August 16, 2022 minutes which were accepted with no change.

Officer's reports:

Mary Lou Allison wanted to thank residents and owners who appreciate the job the Board of Directors does on a continuing basis to keep Jupiter Plantation well-maintained and a safe and pleasant place to live. The directors have many items to deal with constantly and are volunteers of their time and expertise. Your support is always welcome and appreciated. She also encouraged people to "see something, say something". If you see something in the community that needs to be addressed, please reflect it in an email to the office. Email is the best way to communicate and gives the office something tangible to work from.

Eric Peterson then read a letter composed by the Association attorney to be sent to two unit owners who are the last holdouts to re-roofing their respective buildings. The letter is very specific in that it demands that the last contract to re-roof the building must be consummated and proven to the office within 30 days of the notice. Should the owner failed to do so, the Association will step in to be the fourth party in the re-roof contract. Any expenses incurred by the Association in this activity will be recorded in a lien against the unit. The letter to the owners will be sent by regular and certified mail. All directors voted to send the two letters.

Karen Cook reported that expenses were \$23,000 over budget as of the end of August. Clearly, we will have to be careful on how we spend unbudgeted monies through the end of the year. She reminded those in attendance that fourth-quarter assessments are due in October. Any assessments not received by October 31 will be charged a 5% penalty plus interest until paid. There were two delinquent owners after the second quarter assessments. These two accounts have been sent to the attorney to file a lien.

Karen said that her welcome committee is still meeting new residents and that the program is being well received after all meetings. She reminded folks that new 64 gallon trash cans will be delivered to you in early 2023 they will be mandatory for pickup in the first quarter of next year. If owners wish LARGE 96 gallon disposal container through the Town of Jupiter it must be requested by October 15, 2022. Please see specific information regarding this on the website. After the start date for the new pickup program, no items not contained in the specified containers will be picked up by Waste Management. They will be left on the ground as placed.

Peggy Frazier announced that the permit to maintain the dock has finally been issued by the Town of Jupiter. After contacting the contractor, we expect the job to begin about November 15. We expect a two-week project. Replacement of the deck will be a separate and second project which is anticipated to cost between 100,000 and \$125,000.

Gina Shipley summarized the meetings held between the Association and to insurance agents – Mack, Mack and Waltz and our present carrier R, V. Johnson. Gina's entire summary has been placed on the Association's Facebook page.

Meeting adjourned at 7:10 PM

Eric G Peterson, recorder