

Jupiter Plantation HOA
Board of Directors meeting
October 18, 2022, 2022
Minutes

Meeting convened at 6 PM

Directors present: Allison, Cook, & Shipley,

Eric Peterson introduced the September 20, 2022 minutes which were accepted with no change.

Officer's reports:

Mary Lou Allison reminded everyone that the office needs to know if you spot a problem in the community which needs attention. Anything to do with irrigation, lighting, landscape maintenance &c. should be sent to the office in an email. Please use the email address supplied on our website under the heading of Directors. By using an email, attention to the issue you are citing can be dealt with much more quickly and completely.

Karen Cook, treasurer, said that we are presently some \$25,000 over budget as of the end of September. Unbudgeted items, not an emergency, will probably not be attended to until we reestablish financing in 2023. Two accounts are delinquent and have been turned over for collection to the Association attorney.

Please be reminded that trash containers and recycle bins cannot be kept behind the shrubbery but must be inside the courtyard fencing. Please also read the information on the website concerning new trash collection containers which will be mandatory for use in the Town of Jupiter early next year. If you don't have the proper container by the start date. Your trash will not be picked up and will be left at the curb where you placed it.

Town Jupiter Police Department reminds everyone to lock all doors. This includes vehicles and your unit doors. J PD notes that most avenues of access to properties is made through unlocked slider doors. The Department also warns people about be very careful not to fall victim to the unending number of telephone frauds which plague all of us.

Eric Peterson said we do not as yet have a date certain for the start of the dock project.

Gina Shipley reported on the results of her informal survey concerning maintenance, repair and replacement of roofs and mansards and also the issue of keeping mansards clean. With roughly a third of the unit owners responding, they indicated as follows: 36% of the respondents said they would favor amending the documents to place the responsibility for maintaining, repairing and replacing the roofs and mansards as a common expense with the cost being added to the quarterly assessment; 64% responded in the negative. On the question concerning pressure cleaning of the mansards, two thirds said they would favor the Association taking that as a

maintenance responsibility. Curiously, some folks said they favored the idea but only if they were not charged for the work.

Old business

none

New business

- 1) Clean up seawall and refurbish – in general it was agreed that the broken concrete items should be removed from the river side of the seawall. We should also look into adding the same type of rocks as are there now to replace those which have vanished.
- 2) Nominating Committee – per the By-laws, the Board of Directors must appoint five Association members to act as a Nominating Committee. Their sole responsibility is to offer the names of qualified individuals sufficient to fill vacancies occurring on the Board at the Annual Members Meeting. The Board appointed the following members: Ed Gifford 12 C, Kim Knobbe 16 C, April Panczak 34 B, Kathy Jones 23 C & Bill Seng 19 A.
- 3) Set date/time for Annual Members Meeting - the Board determined that the Annual Members Meeting will convene at 6 o'clock on Tuesday January 17th, 2023.

Eric Peterson said that the coconut palms will be trimmed on October 26 and the remaining palms will be trimmed toward the end of November.

Adjourn 6:40 PM

Eric G Peterson, recorder