

Jupiter Plantation HOA  
Board of Directors meeting  
February 21, 2023  
Minutes

Meeting convened at 6 PM

Directors present: Shipley, Frazier, Allison, Hurley and Llorens

Eric Peterson introduced the January 31, 2023 minutes which were accepted with no change.

Officers' reports

Gina Shipley introduced two members of the new management company: Steve Chuilli, Managing Partner and Dama Scott, LCAM who will manage our property. They would be working with Eric to achieve a smooth transition in the coming days. She then offered names of three residents who have agreed to serve on the Fine Hearing Committee. They are: Karen Edwards, Linda Hupe and Kim Knobbe.

Peggy Frazier said she has reviewed the balance sheet and income statements for January 2023 and there were several line items over budget primarily due to expenses incurred in December. There are 13 owners who are past due in payment of the first quarter assessments. She will approve a list to go to the accounting department which will then generate the usual past due notice.

Andrea Hurley reminded everybody that it is better to bring items requiring attention to the Board or management via email. That way it is much easier to keep track of the items needing follow-up by a contractor and so forth.

Mary Lou Allison said that the website and the Association Facebook pages are up to date. She cautioned that there is a second Facebook page which is not authorized or sanctioned by the Association and which may not necessarily contain information that is true, correct or reliable.

Committee reports

Lynn Desy gave a report on the January financials that included reporting suggestions to be considered by the board and the new management company.

Karen Cook said that the Welcoming Committee did not have too much to do recently but that they are actively will be contacting new residents as warranted.

Old business

- 1) Approve removal of areca palm clump and stump grind 7B – this item was tabled.
- 2) Approve removal of deciduous tree at Building 34D - the motion to approve removal and stump grinding by Only Trees was approved.
- 3) Dock renovation project – Peggy Frazier offered a motion to terminate the present contract with BDI and rebid the job with new specifications. In discussion, Peggy said that BDI has a new project manager who has materially changed the scope of the work

agreed to in the contract. However, she has been unable to get BDI to revise the contract to include the changes. She also said she wants to include Jupiter Seawall Construction as one of the bidders. All directors voted AYE.

#### New business

- 1) Approve 30 day notice to replace roof at Building 32 – Eric Peterson said it is been reported that two the units in this building leak and that activity can only proceed if two of the four owners can be convinced to sign contracts to replace. All directors voted AYE.
- 2) Approve sod replacement at Building 43 – Mary Lou Allison offered a motion to approve the bid submit to by Horizon Landscape. All directors voted AYE.
- 3) Approve ornamental plant replacement at Building 46 - motion to approve bid submitted by Horizon Landscape – all directors voted AYE.
- 4) Fence and patio expansion - Gina Shipley pointed out that the Board needs to consider adopting specific requirements and restrictions concerning expansion of storage sheds and changes of footprints of the patio fences to allow for additional storage while maintaining a consistent look for the community. The Board will discuss this matter in future meetings.

Meeting adjourned at 6:45 PM

Eric G Peterson, recorder