

Jupiter Plantation HOA
Board of Directors Meeting
January 31, 2023

I - Meeting convened at 6 p.m. Directors present: Shipley, Frazier, Allison, Hurley and Llorens via speakerphone. Quorum is noted

II - Minutes of the December 20, 2023 Board of Directors meeting were approved with no change.

III - Officers reports

Gina Shipley announced that Eric Peterson had resigned effective March 31, 2023.

Peggy Frazier said she had met with the new project manager for BDI, the contractor who is doing the dork renovations, He detailed several aspects of the work and indicated that moving the water system, electric and cameras out of the way would be done by BDI at no additional charge to the Association. The contract signed and in hand will be honored entirely. Peggy said she has asked for this to be acknowledged in writing from BDI.

Lynn Desy representing the new Budget and Finance Oversight Committee gave an overview detailing how the Committee would function and what the Committee hopes to achieve. She said that members of the Committee included Treasurer Peggy Frazier, Lynn Desy, Sam Bodell, Gary Reynolds and Brett Luongo.

New business

- 1) Approve 30 day notice to replace roof building 55. - Eric Peterson said the requisite notice had been sent and that information recently available renders further action on this matter unnecessary at this time.
- 2) Approve removal of Areca clump and stump grind at 7B - the Board tabled this notion.
- 3) Approve 30 day roof repair notice for building 15 – Eric Peterson was instructed to send the 30 day letter. All Directors voted AYE.
- 4) Approve removal of deciduous tree at building 34D - the Board tabled this notion.
- 5) Fine Hearing Committee – Eric Peterson noted that a minimum of three persons must constitute the Committee in order to convene any Hearing. He asked that the Board find two or three more persons to staff the Committee.
- 6) Appoint Architectural Committee - Gina Shipley asks that anybody interested should submit their names to the Board.
- 7) Review and approve new Property Management company contract- Gina Shipley introduced a contract with CRS management and offered a motion to approve same. All directors voted AYE.

Meeting adjourned at 6:55 PM

Eric G Peterson, recorder