

Jupiter Plantation HOA Board of Directors Meeting
June 20, 2023 Pool Pavilion 6:00 pm

Marylou Allison, President

Jose Llorens, Vice President

Peggy Frazier, Treasurer

Andrea Hurley, Secretary

Jose Llorens, Vice President

Peggy Frazier, Treasurer

Gina Shipley, Director

Representatives Present: Dama Scott, Property Manager

1. Call to Order

Mary Lou Allison called the Board Meeting to order at 6:04 pm. A quorum of directors was present.

2. Approval of Minutes

Andrea Hurley made a motion to approve the Board meeting minutes of May 24,2023. This was seconded by Jose Llorens: all in favor, the motion was carried unanimously, approved.

3. President's Report: Mary Lou Allison reported that someone sent an email out to select residents in envelopes to make it look like it was sent by HOA, regarding the statute in Florida law 720.306 that speaks to rentals. However, that resident failed to include what applies to us in the Statute which is "An association may amend its governing documents to prohibit or regulate rental agreements for a term of less than 6 months and may prohibit the rental of a parcel for more than three times in a calendar year, and such amendments shall apply to all parcel owners". She reported that the Board is working very hard along with Management to keep on track not only by trying to update our Documents, but to be fiscally responsible with your money and take care of managing a community with multiple infrastructure issues due to old age. As a reminder – the Board does not make decisions about anything that has to do with document changes. Only the owners can change the documents by vote.

4 . Officers' Reports:

Treasurer, Peggy Frazier made the Treasurer's report which is attached to these minutes as "Exhibit A"

5. Committee Reports: As Dockmaster, Peggy Frazier reported that there is a need for welding on the ladders, pricing was high for a mobile welder. So, we may wait to decide to move forward with those repairs. Also, there are water bibs on the dock that need to be worked on, and we will contact Courtney Cunningham who provides our janitorial services to look at those and to give us a quote.

Old Business:

- Sidewalk grinding has been completed to prevent slip and fall and lawsuits. We are working on quotes to remove the broken sidewalk replacements. There are still trip and fall hazards. We will decide at the next meeting on whom we will use for this.

- Gina made a motion to accept the bid from the Engineering Company with whom the Committee for Lakes and Seawalls recommended to make RFP's on vendors to work on their needs for the lakes and seawall repair efforts; this was seconded by Andrea; unanimously approved.

6. Manager's Report: Dama discussed that we have been having wiring issues, specifically down by the seawall and the docks. The breaker flips whenever it rains outside, and the lights stay off until the dirt dries. We had our Electrician out, and he gave us an opinion that the wiring there (and elsewhere) in our community is old and when electrical wires are frayed, and wet, electric shuts down. That wiring would need to be replaced with new wires which are installed inside of a conduit – pvc pipe to make them safe and working properly. The quote was \$3,385. to do that. The board decided to table this decision due to funding.

Our Janitorial service has now completed pressure cleaning of the pool area, and when they finish with cleaning the walls around the south side of the pool, they will touch up paint where needed. They are also working on bib replacement for some of those water outlets on the dock. Due to the recent vandalism caused by teenagers who jumped over the wall to the pool

by using the dock wagons, Courtney has moved the closest dock wagon to the fence and has hung it further to the side so that kids can't use it for entry. We have also asked Horizon, our landscaping company, to let the schefflera grow taller along the south side of the pavilion, to keep vandals from climbing over that wall.

7. New Business:

Initiating a Capital contribution was discussed to be made at the time of any sale. This is standard procedure in local communities to receive from the Buyer of a unit the amount of one quarter's contribution or for the amount that the statute would allow at that time. These fees are commonly included locally in the MLS for listings. It will enhance our budget by receiving this amount for each purchase. Peggy made the motion to incorporate this change when the Attorney writes our amendments to our documents. This was seconded by Jose. All in favor; approved.

DECISIONS MADE

- Approval of meeting minutes Dated May 24,2023
- Approval of Adding Capital Contributions to the amended Documents.
- Approval of Engineer to preside on the seawall/lakes effort.
- Meeting Adjourned at 7:00 pm

Respectfully submitted by Dama Scott, LCAM Property Manager

“EXHIBIT A”

6/20/2023 – Treasurer’s Report / Comments on May’s Financial

Activity since last meeting:

1. On June 1 the Treasurer withdrew \$160,000 from the reserve account at Bank United. That money was deposited on the same day to the reserve account at Valley Bank. This will be reflected in the June financials.
2. The Treasurer prepared a list of transactions from Jan-April that have been reclassified into different categories. The primary object being to keep our “contracted services” line items free from ad hoc charges with the hope that future expenses will be easier to estimate when it comes time to develop next year’s budget. As a result, the May financials look a little weird because there are quite a few journal entries – a list of the recategorized expenses will be made available upon request.

Delinquencies:

As of June 16, we have \$12,700 due from owners, this is down from \$22,508 last month. CRA is diligent in their efforts to collect these outstanding funds. The Q3 statements will include past due balances and payment options – anyone who has not cleared their balance by Aug 1 will be sent to collections. There are no owners with an account >90 days and there will be a vote next month to suspend access to amenities for any owner not cleared from this list.

Q3 Billing:

Q3 billing statements are prepared and are being mailed today. They include an insert detailing payment option (by check, credit card, and ACH). They also include an ACH form for anyone who has not yet signed up. Currently there are 24 owners signed up for ACH. As a reminder, assessments are due on the 1st day of the 1st month of the new quarter and are considered late by the end of the same month.

Sale/Rent Application Fees:

During the workshop it was stated that CRA is charging us \$100 per sale/renal application while we only collect \$50. This was inaccurate – CRA charges \$50 for processing those applications.

Expenses:

We continue to deal with cost increases and are looking at every alternative to reduce expenses. All expenses are being carefully reviewed to minimize how much we will be overbudget at year end.