

Jupiter Plantation HOA Board of Directors Meeting  
July 18, 2023 Pool Pavilion 6:00 pm

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Marylou Allison, President

Jose Llorens, Vice President

Peggy Frazier, Treasurer

Andrea Hurley, Secretary Joined via Zoom

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**

Gina Shipley made a motion to approve the Board meeting minutes of May 24,2023. This was seconded by Peggy Frazier: all in favor, the motion was carried unanimously, approved.

**3. President's Report:** Mary Lou Allison read the Resolution to adopt Electronic Voting for the community. Electronic voting will help Jupiter Plantation to achieve a quorum to make changes to the community's antiquated documents.

**4 . Officers' Reports:**

A. 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. She has acquired two quotes. One was very high, and the second quote was much lower. A motion was made by Gina Shipley to approve this vendor upon receipt of his proper business license, which Capital will need for payment. The motion was seconded by Jose Llorens and approved unanimously.

**Old Business: None**

**7. New Business:**

**A. Electronic Voting:** A motion was made by Andy Hurley to approve the use of electronic voting, and Gina Shipley seconded; The Resolution was unanimously approved.

**B. and C. Rules not in the docs** - Agenda items B and C, regarding Pool Smoking Areas and Fireworks the BOD voted to approve making the rules. An owner Challenged the ability of the BOD to make rules without a vote to change the documents by the membership. Dama was asked to confirm with the attorney that a membership vote wasn't required. After reviewing our documents, the attorney confirmed a vote was required.

**D. Fines** - Management made a recommendation to the Board to approve the 4 fines for a unit. The Board voted to unanimously approve those 4 fines.

**E. Inspections** - Peggy spoke regarding the inspections made to units' exterior that were made in June. Owners were asked to call or email Management to find out what was noted on their specific units. Many have already called. The Violations group will go out again in August to note fines that have not been corrected. Those still not in compliance will receive a notification to that effect. Following those notifications, the owners will have 30 days to come into compliance before a fine will be implemented.

**F. Sidewalk replacement Approval** - Dama has quotes from two companies to replace certain sidewalks as previously noted in our effort to grind down trip and fall hazards. One company offers a two-year warranty, and a two-year indemnification policy for any incidents to be paid by their own insurance. A motion was made by Gina Shipley to accept the quote from Line Design. Seconded by Jose Lorens; unanimously approved. They will be out to begin work in August.

**G. Tree removal and replacement of sidewalk.** Gina Shipley moved to accept the Only Trees quote to remove the palm tree at Unit34D and to have the company who is doing our sidewalk work, Line Design, replace the sidewalk at that same time.

**10. Approval of 90 day and over suspensions:** Those residents with fees due for over 90 days will be suspended from use of any community amenities until they come up to date on payments. Giona Shipley moved to accept this motion, and Peggy Frazier seconded the motion; Unanimously approved by the Board.

**11. Resident's comments** – It was suggested from the floor that Management look into the ADA needs for the community. Dama did check those needs and found that: in general, it only applies to places of public accommodation. Since most communities are for residential purposes only and the association's property remains private and not open to the public, then the ADA will likely not apply to that association. However, if the association hosts public events at its clubhouse for example, then it likely would be considered a place of public accommodation and the ADA would apply.

**Decisions and approvals:**

- Approval of meeting minutes Dated June 20,2023
- Approval of 90 Day and over suspensions
- Approval of four Violation fines
- Approval of adopting Electronic Voting
- Approval of Sidewalks replacement by Line Design
- Approval of palm removal at 34D and replacement of sidewalk there
- Meeting Adjourned at 7:00 pm

Respectfully submitted by Dama Scott, LCAM Property Manager

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7/21/2023 – Treasure’s Report / Comments on June Financials

Activity since last meeting:

Reserve spending – Sidewalk grinding was completed and paid out of reserves for resurfacing/paving/sidewalk (5040) in the amount of \$7,537.66.

Delinquencies:

As of July 17, we have \$128,642 due from owners, the majority being Q3 maintenance fees (\$119,919) which are not considered late until July 30. There is \$8,755 outstanding for more than 90 days and those accounts will be turned over for collection at the end of the month.

Expenses:

We continue to deal with cost increases and are looking at every alternative to reduce expenses. There were no large unplanned expenses in June.