

Jupiter Plantation HOA Meeting

Workshop Meeting Minutes

Tuesday 03/28/2023

Directors Present:

Gina Shipley, President

Jose Llorens, Vice President

Andrea Hurley, Secretary

Marylou Allison, Director

Directors Absent:

Peggy Frazier, Treasurer

Gina Shipley called the meeting to order at 5:30 PM in the Pavilion area, and established that there was a quorum of Directors present. She set the following expectations:

- This meeting is not to discuss our documents current guidelines related to fences, exterior closets, screens, or leases.
- This meeting is to take owner feedback on what changes they would/wouldn't like to see made to our documents related to these areas and to identify possible new specifications.
- No decisions will be made in this meeting and any amendments defined will be done so with the assistance of an attorney, will comply with Florida statutes, and will require a vote by the membership before becoming adopted.

Topic 1: Fences/Closets

Gina introduced the Architectural Committee; Brett Luongo, Mark Luongo, Gary Reynolds, and Bill Seng who had been asked to review our property to better understand all utility areas that may impact any closet expansions and make recommendations on new specifications.

Brett Luongo and Mark Luongo presented their findings and a lively discussion amongst owners commenced including, but not limited to, the following:

- There are certain units that will be unable to expand closets due to current placement of water meters and sewer clean outs
- A uniform look and feel is desired by all
- Unit property lines vary which will impact uniformity
- A clear definition of property line vs common area is needed along with a clear, legal path for handling expansion over the property to the interior edge of the mansard vents
- Concerns over closet doors and fence gates that open outwardly and the impact that has to walkways

There is still work to do and much to consider. The next step is for the Arc Committee to meet again to try to agree on specs and present that back to the board for further discussion.

Topic 2: Screen Enclosures

Gina asked for a raise of hands on how many owners were considering adding a screen enclosure to their patio. The majority of those present raised their hands. A discussion ensued about the height limits, gutters, downspouts, and drains to prevent standing water on the patio.

The takeaway was that those owners who wanted to add a screen enclosure also want the ability to raise the height to not exceed the balcony floor and include gutters with downspouts.

The audience almost unanimously agreed that gutters should not be allowed without the screen enclosure.

Topic 3: Leases

Many owners present agreed that short term Air BnB type leases should not be allowed but were mixed on whether the minimum lease length should be 3 months vs 6 months. Virtually everyone agreed that our application fees should be raised and that criminal background checks be required with the ability to deny an application due to certain types of criminal offences such as violent felonies, sexual assaults, etc.

Additionally, our documents state that a “townhouse unit is designed and intended for use and occupancy as a residence by a single family”. More research is needed to understand what a single family means according to Florida law and whether or not changes are needed/required to account for non-married significant others as well as roommates.

The meeting was adjourned at 6:45 pm.