

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

Gina Shipley, President

Jose Llorens, Vice President

Peggy Frazier, Treasurer

Marylou Allison, Director

Directors Absent:

Andrea Hurley, Secretary

Representatives Present: Dama Scott, Property Manager Capital Realty Advisors

I. Call to Order

Gina Shipley called the Board Meeting to order at 6:02 pm. A quorum of directors was present.

II. Approval of Minutes

Gina Shipley made a motion to approve the Board meeting minutes of March 21, 2023. This was seconded by Peggy Frazier: all in favor, the motion was carried unanimously, approved.

Marylou made a motion to approve the Closed Board Meeting Minutes of April 10, 2023 Jose seconded; all in favor, approved.

III. Officers' Reports:

Treasurer, Peggy Frazier Financials were incomplete for March, due to the incomplete and untimely information from the previous management. As dockmaster, Peggy also reported that we are bidding for painting of the dock.

President, Gina Shipley announced that we have a new janitorial person, Don Jones, and that we had to let Larry go as he was unwilling to get liability insurance, and he did not want to be hired as an employee. Everyone is sorry to see Larry go as he has served the community for many years.

Director, Marylou Allison announced that we are in need of an alternate to Bibi Llorens

for running the Zoom for our meetings, Ashley Pierce raised her hand to volunteer for that.

IV. Committee Reports: Karen Cook reported that she and Dama have been working on new handouts and ideas for the Welcome Committee.

ARC Committee:

Speaking for ARC committee for their special assignment of the lakes and seawalls effort, Christine Hoke and Gary Reynolds are working diligently for proposals to have this work done. They have a quote from an Engineer that they shared, and are going to continue to find pricing on the right engineer to give us a scope for the entire project from which we can get requests for proposals (RFP) for the dredging, seawalls and lakes areas. The goal is to outline specs for the refurbishment of these areas.

V. Old Business:

Property Management transition process: Dama gave a brief report regarding the status of the Property Management transition process. Things are falling into line, and the financials have been received and populated by Capital. TOPs is almost up and running, since we had to create our own TOPs as the prior company would not give it to us. This will be a great tool for the community. The Board is a very hard-working team, and we are making headway as to prioritization of projects and getting up and running.

VI. New Business:

Attorney: Gina announced that we have found an attorney who came highly recommended. Evan Bachove is strictly an HOA attorney. Capital has used him on many of their properties. His firm is named Fields & Bachove in Palm Beach Gardens. Dama has worked with him previously elsewhere, and she explains that he is very good at helping out HOA communities like ours. Marylou Allison made a motion to accept the proposal to sign the letter of intent to initiate work with Evan. Jose seconded, unanimously approved by the Board.

. Dama spoke regarding the need for residents to have their many questions answered

about the community and about Capital Realty Advisors as the new management. The management team would like to schedule a time with the community to come out and have all their questions and concerns addressed within a public forum. Management's goal is for complete transparency. Many valid questions and concerns will be addressed. All residents are encouraged to come with their questions. Refreshments will be served. Date and time to be announced.

VII. Owners' comments and concerns:

Owners spoke about the need for additional umbrellas by the pool. Management will investigate pricing. Owners are interested in stricter enforcement and fines for residents out of compliance.

DECISIONS MADE

- Approval of meeting minutes Dated March 21,2023
- Approval of Closed Board meeting minutes of April 12, 2023
- Approval of Attorney for HOA
- Meeting Adjourned at 7:28 pm

Respectfully submitted by Dama Scott, LCAM Property Manager