

Jupiter Plantation HOA Board of Directors Meeting

Gina Shipley, President

Jose Llorens, Vice President (via Zoom)

Peggy Frazier, Treasurer

Andrea Hurley, Secretary Meeting Date: March 21, 2023

Marylou Allison, Director

Directors Absent:

N/A

Meeting at Pool Pavilion at 6:00 pm

Representatives Present: Dama Scott Property Manager

Call to Order

Gina Shipley called the Board Meeting to order at 6:00 pm. A quorum of directors was present.

Approval of Minutes

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

Officers' Reports:

President, Gina Shipley reported that the community has deferred maintenance on many projects through the years. There have been numerous issues that have been ignored for years due to the cost to repair or replace: Lake dredging and seawalls, our perimeter fencing, lighting and electrical, irrigation lines and pumps, bathroom facilities in the clubhouse, and the maintenance shed in the RV lot just to name a few. Many of these issues are at a point where we can no longer afford to let them continue. While we do have reserves for some of these items, they may not cover the full amount of work now needed.

To plan for the inevitable, and to be completely transparent with our members, the BOD will be working with our new Property Manager to identify the list of items that need to be addressed and to develop a timeline and plan to address them. We will then use that plan as we develop our annual budgets and/or determine if additional assessments are needed. Board Member, Andrea Hurley has volunteered to spearhead these issues.

Old Business:

1. Peggy Frazier spoke about the vote on cancellation of the dock contract with BDI needing to

be ratified at this meeting. Peggy made a motion, and Gina seconded “To cancel that contract preferably for Cause”, to ensure reimbursement on our down payment.” All in favor – passed unanimously.

2. Fence/closet expansions into common areas: Board President, Gina Shipley announced that there will be a Workshop on Tuesday, March 28, 2023 at 5:30 pm for the Board to discuss defining new specs for closets and fences and property lines, and common area delineation. Members are encouraged to attend to discuss their thoughts as we move forward with this topic. Input and recommendations are encouraged from residents.
3. Property Management transition process: Gina Shipley reported that the Property Manager transition process had been going well, until this week when that changed when the previous Management team refused to turn over electronic files, and documents and financials until after March 31. This makes the transition difficult for CRA. The Board is working with legal counsel to expedite that process. Discussion ensued on this topic. A motion was made by Marylou Allison, and seconded by Peggy Frazier to not sign an agreement with Eric Peterson in which he wanted us to hold him harmless if he gave us the reports by March 25. In a unanimous vote, all Board Members voted “NO” against this request from Eric. Approved.

New Business:

1. Lake dredging and bulkhead refurbishment. Discussion ensued on this much delayed process. Board members and new Manager, Dama Scott, have been in contact with vendors for of these items. It is costly, and it was decided that this item is currently a priority. There will be 3 phases for replacing the seawall on the lake. Phase 1 will include dredging along with one third of the seawall replacement. The seawall cost alone would be approximately \$600 per linear foot. The fill for this area would be extra. First is dredging in 3 areas and then the seawall, which cost would according to our current quote, be \$600 per linear foot, and then fill for those seawalls would be last. Some funds are available in the Reserves for seawalls and for dredging – but not enough. Subsequently, a special assessment for these items was also discussed with no resolution made at this time. Management will further acquire two additional quotes from other local vendors.
2. Fine 16C for violation of truck overnight parking. Motion made by Gina Shipley, and seconded by Andrea Hurley to fine this resident. The fine allowed by Florida Statute of \$100 per event up to \$1,000, for subsequent events was imposed. Motion was carried unanimously. –

Approved.

3. See Rules and Regulations Workshop above.
4. 35A, 35C, 8B requesting through ARC application to be approved for closet/fence changes. Discussion ensued. The unit owner was asked to delay the request until the new specs have been defined. The owner agreed, and the item was tabled

DECISIONS MADE

- Approval of meeting minutes Dated February 21,2023
- Approval of Cancellation of dock contract with BDI
- Approval of no concessions to Eric Peterson, previous Property Manager on returning documents, legally owned by Jupiter Plantation: financials, electronic files, etc. of Jupiter Plantation to the community for use of the new Management company, Capital Realty Advisors.
- Approval of fine for truck parking violation for 16C

Meeting Adjourned at 7:37 pm

Respectfully submitted by Dama Scott, LCAM Property Manager