

Jupiter Plantation HOA Board of Directors Meeting
October 17, 2023 Pool Pavilion 6:00 pm

Marylou Allison, President

Jose Llorens, Vice President (via Zoom)

Bill Seng, Treasurer (Absent)

Andrea Hurley

Gina Shipley, Director

Representatives Present: Dama Scott, Property Manager,
Steve Chuilli, Senior Property Manager from
Capital Realty Advisors

1. Call to Order

Mary Lou Allison called the Board Meeting to order at 6:00 pm. A quorum of directors was present.

2. Approval of Minutes

Andea Hurley made a motion to approve the Board meeting minutes of September 19, 2023. This was seconded by Gina Shipley: All in favor, the motion was carried: Unanimously approved.

3. Manager's Report on Violations: Dama noted that Larry and Sandy Nisivoccia had volunteered to complete the round of violations that started in June. Those homes that had not yet completed the items initially noted in June will be sent a notice and will be required to comply within 30 days of the date of the notice. Items such as dirty mansards, unpainted balcony edges, and fences continue to be an eyesore.

4. Committee Reports:

A. Treasurer's Report: Bill Seng, Treasurer was unable to attend. If a resident would like a copy of the financials they can email the Property Manager, Dama Scott.

B. Dockmaster's Report: Peggy Frazier was unable to attend the meeting and give a report.

5. Old Business:

Electronic Voting - Gina Shipley gave a report on the progress of electronic voting. We currently

have about 95 forms completed to participate in the electronic voting. This mode of voting will save the Association a lot of money over mailing voting material. Gina is working on providing zoom meetings to explain the e-vote and how it works for the residents. She reported that we can also use the forum for surveys within the community.

6. New Business:

Added new business: A dog attack occurred on Thursday October 12, in the community requiring emergency treatment to the small dog and his owner. The offending pit bull has not been rabies vaccinated for over 3 years. The community is deeply concerned that the nuisance dog will attack another dog and/or a small child. Andy Hurley made a motion to have the Pit Bull always muzzled and on leash outside of the unit. Seconded by Jose Llorens. This was approved unanimously by the Board.

Finance Committee:

President, Mary Lou Allison thanked Lynn Desy and the members of the Finance Oversight Committee. They reported to the BOD through the transition between the old management and into our present management company. CRA has our financials sorted and accurate. Mary Lou reported that the Board is totally confident in Capital Realty Advisors' ability to administer our financial data. A motion was made by Andrea Hurley and seconded by Jose Llorens to discontinue the effort of the Finance Committee. **Yes**, to approve were Jose Llorens, Andy Hurley, and Mary Lou Allison. Voting against the motion was Gina Shipley. The motion passed.

7. Approval of 90 days and over suspensions: There are currently no 90 day and over accounts except for those already sent to the attorney for collection.

8. President's Report: "We received the Engineer report regarding the lakes and the dock replacement. These amenities of our community are in very poor condition, and we can no longer have the option of waiting to fix them. The life expectancy of these ranges from immediate to 3 years. The estimated construction costs are One Million Dollars.

Dama and I had a meeting via Zoom with Steve Chuilli from CRA and Evan Bachove, our attorney to discuss options about the Engineer reports on the lakes and the dock and the feasibility of obtaining a line of credit loan for these projects.

Our documents tell us that the BOD can have a motion at this meeting to investigate the feasibility of obtaining a loan for these expenses. Once we investigate how the Special Assessment can work, the BOD will vote on how and what to send to the membership for a vote."

Steve Chuilli from Capital Realty Advisors spoke about the possibilities for financing that the group had discussed initially. He demonstrated certain alternatives that were available to the community in managing this large project. Some options are special assessment, placing the amount in the budget for quarterly assessments, taking a line of credit based on payment through assessments as collateral, and other possibilities.

Gina Shipley made a motion to investigate the feasibility of financing the lakes and the dock projects. Jose Llorens seconded. Unanimously approved.

Homeowner Comments: Comments and questions were taken from the floor on various items as well as the current issue of financing for the dock and seawall items.

Decisions and approvals:

- Approval of meeting minutes Dated September 19, 2023
- Approval of Muzzling of Unit 15D Pit Bull when outside the unit
- Approval of dissolution of Financial Oversight Committee
- Approval of Board seeking financial options for dock replacement and for seawall and lakes upgrades.

Board President, Mary Lou Allison Adjourned the meeting at 6:33 pm

Respectfully submitted by Dama Scott, LCAM Property Manager