

JUPITER PLANTATION HOMEOWNERS' ASSOCIATION, INC.
REGULAR BOARD MEETING Minutes Sept 17, 2024,

President Allison Called the meeting to Order at 6:00 PM

Board Members Present: Mary Lou Allison, President Jose Llorens, Vice President (via Zoom) Bill Seng, Treasurer (via Zoom) Andrea Hurley, Secretary Gina Shipley, Director

Quorum Obtained.

Approved Meeting Minutes from August 20, 2024

Board Reports

President's Report Mary Lou Allison: As we move forward, the Board and Dock Master will be following and applying the Dock Rules as written in the Jupiter Plantation Declaration and Covenants.

Following Jupiter Plantations legal counsel's recommendations, the waiting list for both the storage lot and boat slips are for Resident/Owners only. The requirement to be a Resident/Owner also applies to the ability to acquire and hold a lease for the storage lot and boat slip.

Current lease holders for both the storage lot and boat slips who are not Resident/Owners will be "grandfathered" to some point in time when their lease is surrendered.

The definition of a Resident/Owner is someone who physically resides in their unit in Jupiter Plantation at least 6 months and a day.

Treasurer's Report Bill Seng: August Operating monthly variances narrative, Reserve study analysis will begin in January 2025, Working on update sales and lease application.

Secretary's Report Andrea Hurley: Roof Update on responses from letter to building owners who have not signed roofing contracts.

Director's Report Gina Shipley: Discussed the Amendments that didn't pass. She is looking into New Electronic Voting Vendor.

Manager's Report Brenda Distributed to Board Members and made available to members in attendance, and/or by request Community Updates put on Website in Managers report.

Old Business BMA – Cur Dog proposal being reviewed and Legal is drafting a contract

President asked for motion to suspend amenities for owners who's assessment payments are 90 days in arrears. Moved and Carried.

New Business None

Meeting Adjourned at 7:00PM