

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on October 15, 2024.

Meeting Minutes –**APPROVED**

ROLL CALL

Quorum Obtained

Called to Order: 6:00 PM

Board Members Present: Mary Lou, President
(Present) Jose Llorens, Vice President
Bill Seng, Treasurer
Andrea Hurley, Secretary

Absent - Gina Shipley, Director

Association Management: Donna Tagg, LCAM & Steve Chuilli, Sr. Property Manager for Capital Realty Advisors

1. Call to Order

President Mary Lou called the meeting to order.
Members in audience and via zoom.

2. Approval – Previous Meeting Minutes

The Minutes from September 17, 2024 Board Meeting were reviewed by the Board. Andrea made a motion to approve, Jose seconded. All voted in favor. Pass.

3. BOD Reports

President Mary Lou introduced Donna Tagg with Capital Realty Advisors who will be filling in for Brenda while she is on medical leave. Mary Lou wished Brenda a speedy recovery and hoped to see her back soon. She thanked Donna for stepping in and for her support especially through the storms. She thanked Steve for his assistance in navigating through some bidding processes and legal issues. She also announced that there is an updated ARC form on the website.

Treasurer Bill Seng commented that he had just received the financials. Mary Lou explained the delay in receiving the financials is due to the timing of the meetings and when bank statements are available for the reports to be completed. Bill covered the overages for the month and provided an explanation and reported that the Association is under-budget year-to-date.

Secretary Andrea Hurley reported that there are six (6) buildings still in need of roof replacements. She asked what should be the next step as they need to be done. Steve Chuilli stated that a final letter from the Association's attorney needs to be sent to the six (6) building unit owners advising them that if they do not replace their roofs the Association will replace them and it will cost them attorney's fees and possibly court costs. A lien will be filed against the property and the Association will have the right to foreclose on the property if not paid back. Steve will reach out to the Association's attorney.

Director Gina Shipley – In Gina's absence, Mary Lou reported that a different company will be used for electronic voting for the annual election. Notices will be sent to certified email addresses of approved owners. The annual meeting is scheduled for January and three (3) director positions will be open.

4. Manager's Report

Donna Tagg reported that she has been 2 weeks on the property filling in for Brenda. She is acclimating herself to the property and the residents. A written report was provided to the Board and will be posted on the website.

5. Old Business

Steve Chuilli reported he has the signed addendum from Cur Dog for the lake project. The Association's attorney prepared the addendum to the contract to better protect the Association. Steve stated that he would monitor the project which the contractor said he could start in about 5 to 7 days after receiving the signed contract and addendum from the Association. Andrea made a motion to accept Cur Dog's contract with addendum; seconded by Jose and all voted in favor. - Passed

6. New Business

- a. Bill questioned the new legislation requiring the community to have multiple items on a website. Steve Chuilli stated that Capital Realty Advisors can help with this requirement. The website will be a new website through Capital and will contain agendas, minutes, financials, contracts and more.
- b. One bid has been received to perform a Reserve Study and Donna will reach out to Sedgwick for a second bid.

- c. Steve Chuilli recommended that the community consider an amendment to their documents approving a Capital Contribution fund to help with some of the big expenses. Mary Lou stated that one was put before the membership but was not approved. Steve explained that it is a fee paid by a buyer to help fund the Reserves. Many stated that they do not believe membership understood it so voted no. Steve recommended a Workshop for the membership should the Board wish to put the amendment forth again.
- d. Jose raised a concern about the trees along the property line that some are leaning since the storm and FPL should be notified to address it before there is an issue. Donna said she would reach out to FPL.
- e. Mary Lou wished to make everyone aware that Environmental Control will be redoing the culvert along the property line.

7. Resident Forum

- A resident advised of lights that are out around buildings 38, 39 and 42. The electrician will be contacted.
- Flooding issues were raised by another resident some of which were affecting walkways. Some areas are holding water especially around buildings 22, 23 and 17. Mary Lou stated that there are several areas throughout the community and the Association is looking into a solution but it could be a costly project.
- The issue of pressure cleaning of the sidewalks and walkways was raised. Donna said she was obtaining bids.

Mary Lou made a motion to adjourn the meeting; seconded by Bill and all voted in favor.

Time 6:31pm.