

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on May 21, 2024.

Meeting Minutes - APPROVED

ROLL CALL

Quorum

Obtained

Called to Order: 6:05 PM

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

Association Management: Brenda Balliache, LCAM Capital Realty Advisors

1. Call to Order

President Mary Lou called the meeting to order. Brenda had started the recording. Members in audience and via zoom.

2. Approval – Previous Meeting Minutes

The Minutes from April 16, 2024, were reviewed by the BOD. Bill made a motion to approve, Andrea 2nd. All in favor. Pass.

3. BOD Reports

President

BMI: Mary Lou relayed the BOD had a closed meeting with Legal. Evan has advised that he will continue to try and contact vendor. There will be no arbitration. Discussion ensued.

BMA: Brenda relayed that the engineer sent out the RFPs. Requested the vendor's respond within 3 weeks.

ARC: Mary Lou announced that Brett Luongo will be appointed chair. He will recruit 2 volunteers. Mary Lou relayed that their role is to review modifications and/or improvements.

- Andrea made a motion to approve Brett as chair. Gina 2nd. All in favor. Pass. Discussion ensued.

Treasurer Bill Seng read the financial narrative. Discussion ensued. Gina would like to make sure none of them are rentals because the BOD can collect the monies.

- Gina made a motion to suspend amenity privileges for all who are over 90 days in arrears. Jose 2nd. All in favor. Pass.

Pump Stations: Bill relayed the houses are tight, and need painting, but look good and there is no need to renovate to the extent provided in the proposal that was submitted by FI Irrigation & Hydro. FI Irrigation has submitted another proposal for screen cleanings; stated that they have never been done.

- Gina made a motion to approve screen cleanings. Bill 2nd. All in favor. Pass. Discussion ensued.

Secretary Roofs: Andrea Hurley relayed that one more roof has been completed. One building had issues contacting an owner within the building because of confidentiality issues. All resolved. To date there are 12 buildings that still need to do roofs. Discussion ensued.

Director Gina Shipley relayed 3 amendments passed out of the 5, she went through them for the members in attendance.

- Gina made a motion to get them to Legal to be filed. Jose 2nd. All in favor. Pass. Discussion ensued.

Gina relayed the next amendments are for the closet and fences. Gina went through the language and what Legal recommended regarding ARC. Discussion ensued.

- Gina made a motion to send to Legal for the next vote for Documents. Andrea 2nd. Bill abstained. Motion carries. Gina went over each drawing of options for fences and closets. Discussions ensued. The BOD agreed with all presented with exceptions of flower boxes on fences. Gina would like to include the EV charging stations and screen enclosures in ARC guidelines. The BOD agreed. She would like Brett Luongo to work with her and send Evan. All agreed. Mary Lou would like the current EV application reviewed. Discussion ensued. Application is pending.

Manager Brenda read her report to the members in attendance. New Flag that is USA made requested. Discussions ensued.

4. New Business

Bill discussed subleasing and waiting list. The Dock master Peggy weighed in. Discussion ensued with BOD. Brenda relayed that there is another issue with the owner who has a slip and wants to sub lease another one. Discussion ensued again. Brenda directed to ask Legal for input. Jose says only primary owners should have slips.

5. Resident Forum

Concerns about irrigation. Check on Audit; yes. Will another letter be sent out for roofs; yes. Bldg 46b is very upset, his building is compromised, he has waited 8-10 yrs. Brenda was directed to get structural engineer. Discussion ensued. Gina, 2 things: Seawall has to be fixed & Engineer to review. *Voting extended to June 22nd. Discussions ensued again.

Gina made a motion to adjourn the meeting. Jose 2nd. Time 7:19pm.