

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on June 18, 2024.

Meeting Minutes - ADOPTED

ROLL CALL

Quorum Obtained

Called to Order: 6:05 PM

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

Association Management: Brenda Balliache, LCAM Capital Realty Advisors

1. Call to Order

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

2. Approval – Previous Meeting Minutes

The Minutes from May 21, 2024, were reviewed by the BOD. Gina motioned to approve, Jose 2nd. All in favor. Pass.

3. BOD Reports

President – Intro: The Board has been very busy.

POOL: Mary Lou relayed people have been accessing the Pool after hours. The people involved are getting an email reminding them of the hours. Discussion ensued.

Reserve Study: We are waiting to secure another bid.

BMA: We have received one bid at this time. We still need two more and we can go from there.

Mary Lou stated that she moved Gina up regarding amendments. She asked if anyone had any comments before we begin.

Resident forum: TOJ transient and rental concerns. Discussion ensued. Turn around for applications; Brenda stated CRA has 10 business day turn around as long as it is a completed application, and this would exclude holidays. Gina will change to 10 business days. AirBnb concerns. Discussion ensued. Concerns of legalities regarding proposed amendments; relayed that legal has been involved in entire process. Discussion ensued. Dog ears on fences; this will be in ARC guidelines.

- Gina motioned to send proposed amendments to the owners for a vote, with the change of 20 days to 10 business days for processing. Andrea 2nd. All in favor. Pass.

President Mary Lou: We have members who have volunteered for the ARC. Brett Luongo is chair. Arthur Gavitt and Karen Cook will join the Committee. Gary Powers volunteered as well during the meeting. The Committee now has 4 members. Discussion ensued. Guidelines have been distributed to the BOD and will be placed on the Website.

- Andrea motioned to approve the guidelines, Gina 2nd. All in favor. Pass.

Treasurer Bill Seng relayed that the Association is under budget in all categories. There are 13 accounts that are in arrears, 3 are with legal. Discussion ensued regarding liens. Bill also relayed that the Audit is ready.

- Gina motioned to approve the Audit as submitted by the CPA. Andrea 2nd. All in favor. Pass.

Secretary Roofs: Andrea Hurley relayed that there are 9 buildings to be completed. Discussion ensued.

Manager Brenda read her report to the members in attendance. Tree trimming / landscape questions arose. Discussions ensued.

4. Old Business

Units 90 days arrears.

- Andrea motioned to turn off fobs for owners in arrears 90 days. Gina 2nd. All in favor. Pass

5. New Business

Rules and Regulations. Mary Lou relayed that as time permits the Board will be working on updating rules and regulations.

6. Resident Forum: Landscape questions on who is responsible when an owner planted trees / landscape. Resident was advised that the unit owner is responsible.

7. Meeting adjourned at 6:53 pm. Mary Lou thanked the members for attending.