

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on July 16th, 2024.

Meeting Minutes - APPROVED

ROLL CALL

Quorum Obtained

Called to Order: 6:01 PM

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

Association Management: Brenda Balliache, LCAM Capital Realty Advisors

1. Call to Order

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

2. Approval – Previous Meeting Minutes

The Minutes from June 18, 2024, were reviewed by the BOD. Bill motioned to approve, Jose 2nd. All in favor. Pass.

3. BOD Reports

President – Mary Lou relayed that the HOA has had a very busy month; she has kept everyone informed with postings and updates. Mary Lou also wanted to remind everyone that this Community is owned by 228 residents, and it belongs equally to all of them. Five representatives have been elected to represent and operate this Community on a day-to-day basis. Mary Lou continued her President's announcement assuring the members that JPHOA Board is transparent.

Dockmaster: The Board has decided to pass on the administrative duties to Management. This will ensure an impartial perspective for the owners. Peggy will remain as Dockmaster to address things onsite as they arrive.

Community Updates: Brenda relayed that the fob system went out and they have been working on it. At building 33 a new motor is needed for the pump for irrigation. The proposal from FL Irrigation is for \$3250.

- Bill made a motioned approve. Gina 2nd. All in favor. Pass. Gina would like to investigate SiteOne so the HOA can open their own account and not incur extra cost for parts. Brenda will check. Discussion ensued.

BMA: The office received another proposal for work. We need one more. Discussion ensued.

ARC: We have a new member, Tom, who has volunteered. The Committee is trying to have their meet and greet.

Treasurer: Bill read the financial report. There are 10 accounts past due, and 3 are with legal. Discussion ensued.

Roof Update: Andrea is on vacation, so Brenda relayed that the Board wants legal to draft a letter, there are a few hold outs. Evan is on vacation too, but Brenda will work on it.

Amendments: Gina urged the members to vote. Members had some questions, and discussion ensued.

Manager's report: Mary Lou relayed Brenda's report is available for those who would like to review.

4. Old Business

Units 90 days arrears.

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

5. New Business

Application Fees. Mary Lou relayed a few units have been leasing without going through the application process or paying the \$50 per application fee. These residents are not in compliance with the Documents and have taken advantage of renting. Mary Lou would like a motion to bill these residents and have them submit a copy of the leases. 28C, 42C, 44A.

- Bill made a motion to charge back these units. Gina 2nd. All in favor. Pass. Mary Lou will work with Brenda.

Mary Lou has asked CRA not take any future applications that are less than 30-day rentals.

Mary Lou and Brenda will be working with Chrissy from CRA so that a secured webpage can be linked to the current website to give members access to financials and to comply with State Statutes that took effect July 2024. The cost is \$50 per month.

- Bill made a motion to proceed with secure webpage and link for \$50. Gina 2nd. All in favor. Pass.

6. Resident Forum:

Questions and comments arose regarding amendments, sales and leases, and short-term rentals. Discussions ensued. Gina reiterated that Jupiter Plantation was never meant to be a motel / hotel with 1 or 2 day rentals. Jose wanted to relay that this, along with the other proposed amendments, had been a topic of discussion for months. Additional comments regarding application fees and workshops for amendments were brought up. Gina replied that she had encouraged members to ask questions, and share comments, but some took to Facebook instead of engaging. Brenda, Bill and Mary Lou concurred that Gina had asked for input several times. Comments about pool rules, drinking and screens enclosures were brought up as well. Discussions ensued again.

7. Meeting adjourned at 7:01 pm. Mary Lou thanked the members for attending.