

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on August 20, 2024.

Meeting Minutes - APPROVED

ROLL CALL

Quorum Obtained

Called to Order: 6:03 PM

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

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 July 16, 2024, were reviewed by the BOD. Jose motioned to approve, Gine 2nd. All in favor. Pass.

3. BOD Reports

President – Mary Lou relayed that the HOA has had another very busy month; I try to keep everyone up to date via social media, constant contact and answering questions as soon as possible. We are working on a long list of projects and working on getting them completed as fast as possible. A reminder to the Community, if something isn't working or is wrong, please email Brenda so she can put in a work order. Word of mouth doesn't work and we need a record of it.

Community Updates: Half of the benches have been completed. Only trees is in processing of trimming. No fishing signs have arrived and will be put up soon. *They were done today. Question from audience; what to do when you see someone fishing? Board members relayed to call the police and report. Discussion ensued.

Treasurer: Bill read the financial report. There were some questions raised about a dormant account and Bill and Mary Lou went to the bank and took care of this. Discussion ensued.

Reserve study: Mary Lou relayed that the Board needs a motion to approve and update the reserve study.

- Bill made a motion to approve, Gina 2nd. All in favor. Pass. Gina would like to make sure that all the items that were not included before be integrated in the new study. Discussion ensued. Brenda will investigate. Question from the audience, where are we at with the yearly budget variance? Brenda reported that JP is under in all GLs and for the monthly variances and read the report. Brenda wants everyone to keep in mind that most expenses / contracts will hit accounts toward the end of year. Discussion ensued.

Roof Update: Andrea reported that the roof letters went out and that 3 buildings have contracted. We now have 8 buildings left. Andrea relayed that if you have any problems with getting the residents in your building to move forward, please let us know and we will try and help. Discussion ensued.

Amendments: Gina reported on the updated numbers for each one. Earlier Q & A with Legal questions were answered.

Manager's report: Brenda read a brief synopsis of her Manager's report. Discussion ensued.

4. Old Business

BMA: Brenda relayed that 2 proposals were received. The Board has reviewed. Brenda suggested that Evan write a solid contract. Discussion ensued.

- Gina made a motion to approve Cur Dog Const., Andrea 2nd. All in favor. Pass.

Units 90 days arrears:

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

Unpaid App fees:

- Mary Lou relayed that there were 3 units with unpaid application fees. One has since paid all fees owed to the Community, the other 2 have not.

Gina wanted to remind everyone who would like to change their fences, please fill out the ARC form. Discussion ensued. Brenda recommended a friendly version notification be sent out to members whose fences are falling a part via email. Mary Lou relayed that she has a list from last year and they will go around and update. *Don can help with this too.

5. Resident Forum: Member had a question about fences that were already completed. Discussion ensued. Shane P. Jackson would like an update on his dock slip that was revoked. Gina stated it has been reversed. Discussion ensued. Brenda relayed that Evan weighed in and no motion is needed to reinstate. Member in audience would like to know about trees at property line. Gina relayed that they not JP's trees, they hang over. Brenda will investigate with Only Trees cost. Member Smith would like to apologize if anything he has said on FB was offensive during the amendment voting; Leases. The Board and Mgt acknowledged and appreciated this.

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