

Jupiter Plantation HOA Board of Directors Meeting  
February 20, 2024 Pool Pavilion 6:00 pm

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**Mary Lou Allison, President**

**Jose Llorens, Vice President (via Zoom)**

**Bill Seng, Treasurer**

**Andrea Hurley, Secretary**

**Gina Shipley, Director**

**Representatives Present:** Dama Scott, Property Manager,  
Steve Chuilli, Senior Property Manager from  
Capital Realty Advisors

**1. Call to Order**

Mary Lou Allison called the Board Meeting to Order at 6:00 pm. A quorum of directors was present.

**2. Approval of Minutes**

Bill Seng moved to approve the Board meeting minutes of November 21, 2023. This was seconded by Gina Shipley: All in favor, the motion was carried: Unanimously approved.

**3. Manager's Report on Violations:** Dama noted that the cleaning of mansards is in progress with notifications being sent to unit owners. There will be one more round of notices to identify the remaining dirty roofs. After that, the violations committee will be out again to check on fences in need of repair and/or of painting. Now is a good time to go ahead and make the fence repairs before being sent a notice. She also reiterated that all unit owners must display the parking decal on their lower left rear-view windshield. Decals may be obtained by coming to the office to pick up, along with the make and model and color of the vehicle, and the license plate number.

**4. President's Report:** Mary Lou Allison reported: "Your Board of directors works very hard to make Jupiter Plantation continue to be the outstanding community we love. We spend many hours doing this for you. We do not plot and conspire to do things against our documents or behind your backs. We work for you, but it is very disheartening when a few owners post

libelous comments on social media. We do let it flow off our backs, and we have no way to defend ourselves as they do not ever voice those same criticisms in person at a meeting. Just know that we do work hard and do our very best for Jupiter Plantation. Moreover, our agenda is full today, and as we progress on getting our documents updated, we will be holding various workshops to get your input on rules changes and updates. We will also be working on our infrastructure plan as time goes on. We also will need to have special BOD meetings to approve important business votes by the Board of Directors, so we do not have to wait for the monthly meetings.”

## **5. Committee Reports:**

- A. Treasurer’s Report:** Bill Seng, Treasurer reported that as of the end of January, we are under budget for most line items. Bill moved to have the Board approve the monthly financials at each board meeting. Mary Lou seconded the motion: All in favor, the motion was carried: Unanimously approved. Residents who would like a copy of the financials may email the Property Manager, Dama Scott at [dscott@cra.email](mailto:dscott@cra.email).
- B. Roof Updates/Insurance:** Andrea Hurley, Secretary spoke to the progress on the roofs being completed to qualify for insurance coverage for the units. There are currently 16 buildings where the roofs have not been completed. Letters will be sent out shortly to those owners with the new information that all roofs must now be completed by December 31, 2024.
- C. Electronic Voting Status:** Gina Shipley, Director spoke to the electronic voting status which helped the community to achieve a quorum on the elections in January. Owners can still sign up for this as it is such a great way to have everyone’s voices heard, especially with the changes to the documents which will be voted on throughout this year. Gina intends to hold meetings (Workshops) to disseminate information so that all residents will be aware of proposed changes before voting. The HOA will work on improving communication at the Zoom meetings by purchasing updated hardware. Please email Dama Scott to request a sign-up form for the electronic voting.  
[dscott@cra.email](mailto:dscott@cra.email)

**D. Fences and Closets updates:** Gina Shipley reported on the variations possible and those being considered to vote on to have a finalized spec for the fences and gates. She added the plans variations possible and the squaring off the gates online to the JP website. They can be viewed there: [www.jupiterplantation.org](http://www.jupiterplantation.org) The workshops are for purposes of obtaining feedback from homeowners and for educating on potential changes.

**6. New Business:**

**A.** Approval of Records Request Policy. This item was tabled for the next meeting due to a question that needed to be resolved.

**B.** Approval of Proposed Amendments to be voted on. Gina Shipley has worked for over a year now on consideration of amendments needed to our 45-year-old documents. After discussion of the *proposed* changes to the documents, Gina Shipley, who read and explained each one to the attendees, moved to accept them as written by our HOA attorney. They will be voted on later at a date to be announced.

**C.** Approval of Shorelines/Engineer lakes quote – Gina made a motion to approve the lakes quote from BMA engineer to commence with the much-needed repairs for our lakes and the seawalls there. Andrea seconded the motion; Unanimously approved.

**D.** Approval of 90 days and over suspensions: Bill Seng moved to remove privileges to those 3 residents listed who are delinquent on accounts for 90 days and over. Gina Shipley seconded; The motion carried unanimously.

**Homeowner Comments:** Comments and questions were taken from the floor on various items.

**Decisions and approvals:**

- Approval of meeting minutes Dated November 21, 2023
- Approval of Shorelines/Lakes project Engineer and commencement of that project.
- Approval of Attorney written Proposed Amendments to go to community vote.
- Approval of 90 days and over suspensions

Board President, Mary Lou Allison Adjourned the meeting at 7:15 pm

Respectfully submitted by Dama Scott, LCAM Community Association Manager