

# Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on April 16, 2024.

Meeting Minutes -

## ROLL CALL

Quorum Obtained

Called to Order: 6:02 PM

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

Association Management: Brenda Balliache, LCAM

### 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 March 19<sup>th</sup>, 2024 were reviewed by the Board. Gina made a motion to approve, Andrea 2<sup>nd</sup>. All in favor. Pass.

### 3. Reports

President Mary Lou gave her President's report during QandA session with Legal Counsel.

- BDI Brenda explained that she worked with Legal for the draft letter to BDI accepting their offer of 50% reimbursement.
- Contingent upon all blueprints, sheets, etc. being turned over. Legal mailed letter April 10<sup>th</sup>.
- BMA is the new firm that the Board hired. They have sent their specs to go out in their RFP. The board is reviewing.
- Insurance Mary Lou advised that she and Brenda had a meeting with Insurance agent Don Brady. The umbrella policy is now included, and the Association will be under budget for 2024.

Treasurer Bill Seng is in Kentucky. Brenda read the financial report. The Association is looking good in operating. Auditor has completed the draft. As soon as the final is approved a copy can be requested and emailed.

Secretary Andrea Hurley reports a letter was mailed to the unit owners who have not had their roofs done. She urged everyone that has not had their roof done to please do so. This will impact insurance.

Director Gina Shipley reports that electronic voting went out today, also paper ballots went out via USPS. Voting will close on May 13<sup>th</sup>. Everything will tallied and reported at the May 21<sup>st</sup> meeting. She reminded everyone that the next one will be the language for the fences and architectural guidelines that will be voted on by the Board.

Manager Brenda read her report to the members in attendance.

### 4. Old Business

- Fountains Andrea updated members in attendance on what has been happening. One fountain is over 20 years old. The proposal to replace is \$7,060 with warranty and light.
  - **Motion** by Gina to approve suspensions. 2<sup>nd</sup> by Mary Lou. All in favor. Pass

### 5. Resident Forum

- Financial statements, member would like in full. Balance sheet and Income/Expense sheets were forwarded. Noted that she would like a complete package. Brenda relayed that this is a records request, however she spoke to Mary Lou and Evan and the entire package will be forwarded minus the names of unit owners who are delinquent. Discussion ensued.
- Florida State Statute, member wanted to know when they take effect. Brenda relayed that the majority of SS's that Lynn had inquired about were Condo not HOA. Discussion ensued.
- Unit owner from building 43 would like to thank everyone for the work they do at Jupiter Plantation.

- BMA, Gina would like the reserve study on agenda next month. Mary Lou and Brenda relayed that they had reached out to two agencies for proposals. It is in the works.
- Dog Run, member would like to know updates. Mary Lou relayed that they will be getting proposals for artificial turf. Discussion ensued.

Gina made a motion to adjourn the meeting. Andrea 2<sup>nd</sup>. Time 6:27pm.

APPROVED