

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on February 18, 2025

Meeting Minutes – APPROVED

1. Call to Order

President Mary Lou called the meeting to order at 6 pm.

Members present and via zoom.

2. Roll Call

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

Also present Donna Tagg, LCAM, Community Association Manager, Capital Realty Advisors

3. Approval – Previous Meeting Minutes

The Minutes from the 2025 Budget Special Board Meeting and Board of Director's Meeting both held on December 17, 2024 were presented for approval. Gina made a motion to approve, seconded by Jose and all voted in favor.

4. BOD Reports

President Mary Lou:

- Mary Lou informed the Board and those present that new parking violation stickers were purchased for residents who park on the streets and cul-du-sacs illegally. She stated we need to know building # and unit # of violators when reporting. Board members will address long-term, on-going issues.
- She also reminded everyone that she tries to keep residents updated by posting information on the Facebook page. She also stated that we welcome residents who are placing items for sale and other notices on the page; however, they will be removed after 10 days. It would be helpful if you delete them yourself if the item sells before 10 days.
- She also stated that slowly but surely we are implementing processes to keep up with owners who ignore document rules and regulations.
- She also reported that notifications were sent to all owners on the waitlist for the Storage Lot and Dock Slips about the residency requirements of 6 months and 1 day and giving the owner the option of a deposit refund if they cannot meet the requirement.

Treasurer Bill Seng:

- Reported on the January financial report. He reviewed the line items that were over-budget for the month and provided an explanation. He raised a concern about the number of accounts past due but also stated that most may be due to the assessment increase and owners paying the 2024 amount rather than the new amount. Late letters have been sent and hopefully many of the accounts will be brought current soon. Five (5) accounts are with the attorney for collection.
- Mary Lou then reminded everyone that the financial reports are available on the protected Jupiter Plantation website through Capital Realty Advisors should anyone wish to review them.

Secretary Andrea Hurley:

- Reported that four (4) buildings need to have their roofs completed and all four (4) are under contract to do so. The Association's insurance agent will be contacted and advised of status so that he can reach out to Citizens and also test the market for other carriers in order to obtain the best renewal premium.

Director Gina Shipley:

- Reported that there was good feedback on Election Buddy which was used for the Annual Meeting.

5. Manager's Report –Donna Tagg:

A written report was provided to the Board and will be posted on the website. Donna presented a revised first violation notice letter for the Board's review. This new notice will be used going forward on violations.

6. Old Business

Fence Repair Violations – Donna asked the Board for direction on how they wished to proceed with those owners who received letters but did not replace/repair their fence/gate as asked. The owner of 46B reminded the Board of the lake embankment situation that is delaying her from replacing the fence. The Board recalled the issue and stated they understood. Gina made a motion that final notices be sent to those who have not responded to the request with the exception of 46B; seconded by Bill and all voted in favor.

7. New Business

Proposal to Replace Mailbox Cluster by Bldg. 43 – Bill Seng asked that this item be withdrawn from the agenda as there is more investigation that needs to be done. The Board agreed and the item will be removed and revisited if necessary at a later date.

Proposal to Raise the Electrical Panel at the Dock – A meeting is being scheduled to discuss this matter and other electrical issues with the electrician. Item tabled to the next meeting.

Annual Contract Renewal for Pool Service with Perfectly Pure Pools – Gina made a motion to accept the renewal; seconded by Andrea and all voted in favor.

Donation of an Ice Machine – Gina made a motion to accept the donation of the ice machine which will be installed in the pool pavilion; seconded by Jose and all voted in favor. Volunteers will install.

8. Resident Forum

- Karen Cook was recognized by Mary Lou and asked to speak to the grant monies available from the Town of Jupiter. Karen explained the process and stated that the thought was to submit for an additional sidewalk along the seawall running east to just beyond the pool area and add a wing to the existing sidewalk on the west side to provide better access for wheelchairs, walkers, strollers, etc. Karen reviewed the Town's criteria and asked for support from the membership in providing written reasons why this would be a good improvement for the community and the Town. Karen was thanked for taking on this task.

- A concern was raised about the scum in one of the ponds and the PVC pipe sticking up from the pond. It was explained that the problem is with the fountain being removed while the embankment work is being done so the fountain would not be damaged. Therefore, the water is not circulating properly. The PVC pipe will be inspected to see what can be done.
- A concern was raised about the slings on the chaises lounges at the pool. Some are worn and starting to give. The Board will look at this concern.

Gina made a motion to adjourn the meeting; seconded by Andrea and all voted in favor.

Time 6:52 pm.

Prepared and Respectfully Submitted by

Donna M. Tagg, LCAM
Community Association Manager
Capital Realty Advisors, Inc.