

Jupiter Plantation Homeowners' Association, Inc.

Regular Board Meeting on March 18, 2025

Meeting Minutes –APPROVED

Presentation by Comcast: Mary Lou introduced Samra Wilson from Comcast/Xfinity regarding the renewal of the bulk contract for Jupiter Plantation. Samra introduced the Comcast's Regional Manager and the Sales Engineer. Samra reviewed what is available to residents through their contract and presented the new terms for renewal. The renewal included fiber upgrade in the units (scheduled for 3rd quarter 2026), a capped annual increase fee, a lower bulk rate and a shorter-term contract. The Board thanked Comcast for their presentation and informed Samra that they would be getting back with her shortly. The new contract can go into effect prior to the termination of the existing contract if accepted by the Board.

1. Call to Order

President Mary Lou called the meeting to order at 6:25 pm.

Members present and also 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 Board of Directors meeting held on February 18, 2025 and the minutes from the Special Board of Directors meeting held on March 12, 2025 were presented for approval. Gina made a motion to approve as presented, seconded by Andrea and all voted in favor.

4. BOD Reports

President Mary Lou Allison:

- Mary Lou stated that as most already know Capital Realty Advisors have terminated the management agreement with Jupiter Plantation. She reported that the Board held a Special Meeting on March 12th and voted to sign a contract with Triton Property Management with an effective date of April 1, 2025. In the meantime, Triton will work with Capital in obtaining all the necessary files and Triton will be contacting all owners regarding their procedures and start-up. Capital will be collecting the 2nd quarter assessments and then turning that information over to Triton. Mary Lou insured all that the Board is working very hard during the transition and will continue to do so.
- She thanked Bill and his volunteers for installing the donated ice machine and reported that new fans, TV and some pool chaises have also been added.
- She asked for patience as the transition to the new management company takes place as there will be a learning curve on both sides. She asked the residents if they have any issues to please email her or any Board member.

Treasurer Bill Seng:

- Bill reported on the February financial report. He stated that collections dropped off significantly from last month and stated that he believed the issue with the 1st quarter was the change in the dues amount. He reported that 29 accounts show a balance due but 20 of those accounts owe a very small balance. Eight accounts are with the attorney.
- He then proceeded to review the accounts that were over-budget for the month and provided an explanation for each.

Secretary Andrea Hurley:

- Reported that there was no status change regarding the roofs at this point. Mary Lou then stated that the Board has been in contact with the insurance agent and the agent is reaching out to other carriers besides Citizens for a quote with the hopes of obtaining a lower premium. However, the Association does need to provide some additional paperwork which is being gathered now.

Director Gina Shipley:

- Gina stated that she had no report at this time.

5. Manager's Report –Donna Tagg:

A written report was provided to the Board and will be posted on the website. Donna asked the President's permission to address the attendees. She expressed her thanks for such a welcoming community when she came on-board and stated that the new manager is lucky to be working with such a great group of residents and a strong Board of Directors.

6. Old Business

Revisit Proposal to Raise Electrical Panel at Dock – Bill reported that he is still working with the electrician to obtain a proposal for this work along with some other electrical work that is needed.

7. New Business

Ratify Two Proposals from Florida Irrigation to Repair Drainage Issues on Common Area – Bill made a motion to ratify the two proposals totaling \$4,823.50 to address drainage problems at Bldgs 20, 22 and the parking space for 54A which floods; seconded by Gina and all voted in favor.

Review, Discuss and Approve Comcast Bulk Renewal Contract – Andrea made a motion to renew with the contract with Comcast under the new terms but contingent upon review of the contract by the new management company before signing; seconded by Gina and all voted in favor.

8. Resident Forum

A question was raised as to how the ACH payments on the quarterly dues will be handled with the new management company. Mary Lou stated that the new management company will be addressing this in their communication to each resident. CRA is collecting the payments and Triton will get the transfer of funds.

9. Adjournment

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

Time 6:57 pm.

Prepared and Respectfully Submitted by

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