

Jupiter Narrows Property Owners Association, Inc.

Board of Directors Meeting

1st Methodist Church, Hobe Sound

MINUTES

TUESDAY APRIL 19, 2016

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by President Richard Gollwitzer. Board members present to constitute a quorum were Jack Roberts, Jeff Young, Deb Stanek, Magdalena Chojna, Wendell Spence, Mario Mangone and Brian O'Donnell. Absent was Jay Kniess. Representing Advantage Property Management was Jill Gallagher.

APPROVAL OF MEETING MINUTES

A motion was made to approve the March 15, 2016 minutes by Jeff Young, seconded by Jack Roberts. All approved.

The President requested that the current minutes be read prior to the next board meeting and any questions noted in the interest of saving time.

COMMITTEE ASSIGNMENTS

ARB COMMITTEE

The ARB REPORT was read by Jack Roberts.

Lot #19, 54 & 82 have been approved.

Lot # 12, 20, 24, 37 & 44 are pending.

All directors have received a full copy of the ARB report via email prior to the meeting.

VENDOR CONTRACTS COMMITTEE

A committee was formed to include Deb Stanek, Mario Mangone & Brian O'Donnell to review all vendor contracts.

Advantage Management- decision made to seek at least 2 more bids, contract expires 5/31/16.

Glen Halstead- the contract is expired, decision made to seek at least 2 more bids for a full blown groundskeeper vs lawn service.

Wetlands Management- decision made to seek at least 2 more bids, possibly eco friendly; contract expires 5/31/16.

Palm Beach Aquatics- decision made to accompany them on their next visit to see exactly what they do: the Board questions whether we really need a contract; contract expires 6/30/16.

Treasure Coast Irrigation- decision made to seek at least 2 more bids; there was a discussion regarding the retirement of our serviceman and the unsureness of his replacement; contract expires 6/30/16.

WELCOMING COMMITTEE

The property manager is to send an email blast asking for a welcoming volunteer to impart trash collection dates, location of rules and regs, helpful maps, meeting information, etc. to new neighbors.

LANDSCAPE COMMITTEE

Our previous vendor does not do paving and so 3 bids have been acquired but they are higher than expected and there was a problem with one of them, so more bids will be sought.

A long range plan was broached with the approved vendor and to facilitate the process the common areas were divided into 7 areas: the front entrance island, the bench area, the front entrance roadsides, lakeside, the speed bump islands, the cul-de-sac islands and the intracoastal access.

REPORTS

MANAGER'S REPORT

The Manager's Report was attached to the March 15, 2016 Board Minutes. The April report will be delivered to the President prior to the May 17 meeting.

TREASURER'S REPORT

March Beginning Balance	\$73,451.98
Deposits	\$7,820.53
Disbursements	\$5,648.36
March End Balance	\$75,624.15

An orientation meeting was set up for the next day between the Treasurer, the Secretary and the President.

OLD BUSINESS

Wetlands Mgt: Magda asked about the Wetlands action for erosion. The property manager reported that normally they don't fill but said they would look at it but they haven't. Magda feels the erosion was caused by a neighbor's poorly designed wall. We may have to get another company to look at it. They have replanted on the lakeside common area to address the plants killed in a previous spraying.

Lot #73: The property manager was asked to contact Tree Fellers to get a quote on removing the pine tree stumps.

SinkHole at Lot #23: A proposal was received from Shenandoah ((\$10,000+) to repair the hole and investigate several other problem areas. Decision was made to move as quickly as possible on repairing the hole (\$3000+), but to get additional bids.

Lot #46: A decision was made to follow process, but a question arose regarding whether the process works. Two warning letters and then a fine takes about 8 weeks and if homeowner cleans up just before the fine is imposed they can perform the same offense over and over again without retribution. Discussion to adopt a resolution saying that second offense of the same rule & reg within one year is subject to immediate fine. Deb Stanek volunteered to check Florida law and our ByLaws regarding the creation of a legal resolution.

Lot #35: Monitoring

NEW BUSINESS

Mosquitos: Magda Chojna reports there are more this year than usual. The property manager reports a company bid for \$99. She was asked to call Martin County to find out what their schedule is to see if we can avoid this cost.

Crime Watch: There was a report of a break-in near our community. All directors will keep eyes and ears on further developments.

Website: A decision to put this on the Agenda for June was made due to the amount of time necessary to review all vendor contracts. Mario Mangone was asked to bring a list of specific items he would like displayed there. A discussion on whether we need a separate website from the Property Manager's site to increase communication with the members and improve digital image for property value was cut short due to length of meeting and will be resumed in June. The Declaration of Covenants & Restrictions have been updated on the website.

Removal and Replacement of Coconut Palm on Seabreeze: Tree has already been removed and no replacement tree deemed necessary.

Board business via email: President noted recent board member communications via email, and requested members check email regularly, particularly prior to board meetings.

New Business deferred to next month due to time restrictions:
Declaration of Covenants & Restrictions

NEXT MEETING

Tuesday May 17, 2016 at The 1st United Methodist Church

ADJOURNMENT

There being no further business to come before the Board, Jeff Young made a motion to adjourn the meeting at 9:17 p.m. Mario Mangone seconded; all were in favor.

Respectfully submitted: Deb Stanek, Secretary