

JUPITER NARROWS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
1st Methodist Church, Hobe Sound

MINUTES
Tuesday June 21, 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, Deb Stanek, Wendell Spence, Mario Mangone, Brian O'Donnell and Jay Kniess, Absent were Magda Chojna and Jeff Young. Representing Advantage Property Management was Brenda DeHart.

APPROVAL OF MEETING MINUTES

A motion was made to approve the May 17, 2016 minutes by Jack Roberts, seconded by Wendell Spence. All approved.

COMMITTEE ASSIGNMENTS

ARB COMMITTEE

The ARB REPORT was read by Jay Kniess

APPROVED: Lot #12 (fence), Lot #70 (garage door) Lot #48 (plant replacement on Gomez)

PENDING: Lot #20 (pool)

VENDOR CONTRACTS COMMITTEE

Advantage Management – Decision was made to arrange for the entire board to meet with Pinnacle, GRS and Advantage Management.

Glen Halstead – Release letter was sent return receipt and received 5/27/16 and Morales will commence on July 1st on month to month basis at \$1375/mo.

Wetlands Management - Contract expired 5/31/16 and meetings took place with Lake & Wetlands Management/bid at \$379/mo and Aquatic Systems. Brenda DeHart was asked to prepare a release letter for Wetlands Management.

Palm Beach Aquatics – Cost has been \$4,770 for .53 acres treated quarterly by Palm Beach Aquatics. Bid from Lake & Wetland is \$5,900 for 29.83 acres annually. The Aquatic Systems bid is \$2,200 semi-annually for 29.83 acres. A decision was made to enter into a 1 year agreement with Aquatic System. Brenda DeHart was asked to prepare a release letter to Palm Beach Aquatics.

Treasure Coast Irrigation - Sureflo's bid was extended for 30 days at \$80 per month – 5 stars. TCI did not match the bid and remains \$110 per month -3.3 stars. Hobe Sound Sprinkler bid extended 30 days – varies from month to month; \$74 for the first half hour and \$70 for every hour after that – 4 stars. A decision was made to ask for a schedule of standard equipment costs from Sureflo and TCI.

WELCOMING COMMITTEE

Bev Nedwed has agreed to come forward and join Jill Burnett to complete the committee. Lot #87, #95 and #6 have been officially welcomed. Lots #92, #93 and #79 will be welcomed when new owners move in.

LANDSCAPE COMMITTEE

AlphaZeta was contacted to redesign their plan to reduce the cost to \$2000. A decision was made to move forward with the pavers, two replacement tree on center island and speed bump island landscaping.

COVENANTS COMMITTEE

The property manager was asked to send an email blast for volunteers to serve on the newly formed Covenants Committee.

REPORTS

MANAGER'S REPORT

The Manager's Report is attached and made a part of these minutes.

TREASURER'S REPORT

None.

OLD BUSINESS

Lot #86: Erosion – no workable option presented yet.

Lot #80: Stumps – have been removed at Association expense of \$125/Tree Fellers.

Lot #23: Sinkhole – The sinkhole has not been repaired. Two other areas of concern are located at Lot #44-45 and Lot #5. Shenandoah was here before Memorial Day employing their jet truck. They ran into trouble at Lot #37 involving a diver.

Lot #46: A third fining letter was sent.

Mosquitos: Have been sprayed on a Martin County regular schedule. Additional sprayings can be requested by any Martin County Resident via the County's website. There is no charge.

NEW BUSINESS

Website: There has been further development on the prototype and discussion with proposed property managers on methods of linking and coordinating with their websites.

Board business via email: May Minutes, June Agenda, 2nd request for Welcoming Committee volunteers, Warning Letter revision, landscape rendering & price quote from AlphaZeta and an overview of our lakes by Lake & Wetland as well as Wetlands Management have all been distributed via email since the last board meeting.

Declaration of Covenants & Restrictions: Deb Stanek advised that Florida law requires that our governing documents all be revised at this time.

Insurance Renewal: Contract expired on 5/31/16. We were notified with less than a week to respond but were able to get a comparable bid for about the same amount. Since time was so short and it was easier to renew the existing contract, we signed a new contract for approximately \$1200 with our current carrier, Deakins Carroll.

Bank Signatures: Have been changed at both Bank United and Center State Bank.

FPL: We are on the work log to refurbish or replace the lamp posts in the fall after the “tropical season”.

NEXT MEETING

Tuesday, July 19, 2016 at The 1st United Methodist Church.

ADJOURNMENT

There being no further business to come before the Board, Brian O'Donnell made a motion to adjourn the meeting at 9:15 p.m. Wendell Spence seconded; all were in favor.

Respectfully submitted: Deb Stanek, Secretary