

# JUPITER NARROWS PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

## MINUTES

Tuesday July, 19, 2016

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

Jay made a motion to approve the June 21, 2016 minutes, Brian second. All in favor. MOTION PASSED.

**ARB Committee** report was read by Jay. Approved Lot #70 (replace garage door); Lot # 9 (add hurricane shutters); Lot # 20 (new pool and enclosure with 4' variance); Lot #86 (install well for irrigation); Lot #88 (Paint house and trim).

**Welcome Committee** welcomed one family that moved in and reported 1 rental as empty.

**Landscape Committee** reported pavers were installed at the front entrance and the center island to be completed soon.

**Pond Committee** reported that Jack met with Mark from Aquatic Systems. Brian will be the liaison with Aquatic Systems.

**Treasurer Report** was read by Brenda.

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

### OLD BUSINESS

**Lot #67** was sent a first letter

**Lot #46** was sent Fine Letter

**Lot #80** was sent second letter

**Lot #35** is in foreclosure.

**Select Property Management Company**, Jack made a motion to stay with Advantage Property Management, Jay second. 4 in favor, 2 opposed. MOTION PASSED.

**Select Irrigation Company**, Jay made a motion to keep TCI, Jack second. 3 in favor, 3 opposed. Will continue with TCI on a month to month basis.

**Street and Drainage**, Lot #69 has been repaired. Sunfish has a pipe from the lake to the box which is cracked, rest minor repair, joints in pipe separated.

**Revised Warning Letters**, Courtesy Letter – no objections  
First Notice – no objections  
Fine Letter – no objections.

## **NEW BUSINESS**

**Covenants Committee** is now active. There are 6 volunteers: 1 is not in good standing with the POA, 4 replied to the letter Jack sent and 1 person did not respond.

**Road Reserves**, there is \$207,977.04 in the reserves as of June 30, 2016. Mario made a motion to have an audit conducted from 2008 to 2015, no second, motion failed. Mario stated he would like to meet with Barbara Shea from Advantage Property Management to review bank documents.

**Website Disclaimer**, Jack read the disclaimer to be added to the Jupiter Narrows website stating that “Nextdoor Neighbor” is not the official website.

## **BOARD COMMENTS**

Jack made a motion to reopen bidding on the landscape contract, Brian second. 3 in favor, 2 opposed and 1 abstained. MOTION PASSED. Jay will draw up landscape spec sheet to be mailed to Landscape companies.

Jack made a motion to adjourn, Brian second. All in Favor

Meeting adjourned at 8:45 p.m.

Respectfully submitted: Brenda DeHart, LCAM  
Property Manager/ For and on behalf of the Board.