

**Secretary's Board Meeting Highlights**  
**July 21, 2022**

**CALL TO ORDER**

Steve Makris, Association President, called the meeting to order at 6:32 PM and provided a brief review of the agenda topics to be covered. The following Board Members were present: Steve Makris, Milton Jacobs, Dawn Jacobs, Dan Perez, and Sylvia Catanzarite, David Greaves was absent and Bob Koch joined the meeting shortly after it began. Property manager, Tish Nelson was also in attendance.

**MINUTES**

The Association President requested that the words "homeowner proposed" be added to his introductory description of the topic Revised Truck Rule.

**A motion was made by Dawn Jacobs, seconded by Milton Jacobs to approve the June minutes. The motion was unanimously approved.**

**PRESIDENTS REPORT**

The Association President announced the change in Property Management Companies, from CRA to Coastal Property Management, effective August 1, 2022, and the actions required by Association members and the Board to facilitate the transition. The announcement of the change in Property Management Companies, including the details, was mailed to the members prior to the meeting.

**TREASURERS REPORT**

Treasurer Dawn Jacobs reported that the June request to reassign \$7771 in miscoded charges for replacement of the northern irrigation system and East side Fountain, from the Operating fund to Capital Reserves fund, had not been completed. CRA Property Manager Tish Nelson was asked to ensure this task was completed prior to the Associations transition to Coastal Property Management. The Treasurer also advised that the Capital Reserve fund had been updated to include \$10,000 in charges for the repair of the front gate entry system, damaged by lightning, and additional expenses related to the Tract E Matching Grant Program. All other financial items are tracking to plan with the exception of legal expenses which exceed plan.

**MANAGERS REPORT**

The Property Manager provided a brief overview of ARB applications processed and pending.

**COMMITTEE REPORTS**

**Town of Jupiter Neighborhood Matching Grant Program**

Dan Perez provided an update on the status of the project, advising that installation of the temporary irrigation system was scheduled for July 25<sup>th</sup> and planting of 20, Areca Palm trees, 10, Silver Buttonwood trees and 40 assorted grasses, scheduled to begin on July 26<sup>th</sup>.

**Tract E Betterments Status**

The Association President provided an extensive chronological review of the events leading to the current situation. He also reported that the Association recently received a Petition/ from 13 Association members requesting that the Tract E area be returned to its original state, and questioning the validity of Association Counsel's Betterments conclusion. The Petition was accompanied by a copy of a letter sent to the Town of Jupiter Code Enforcement Department requesting a review to determine if actions taken by the Association satisfy Town Code enforcement requirements. The President opened the floor for comments by members in attendance after which the discussion was tabled until responses from Association Counsel and the Town are received.

### **Documents Committee**

Dan Perez provided a review of the status of the Documents Revision Committee. A final draft of the proposed amendments was provided to the Board on June 26<sup>th</sup>. Following their review and approval the proposed amendments will be mailed to the membership for their vote.

### **Welcoming Committee**

Committee Chair Nora Palladino reported that new owners have moved in to 140 Victorian Lane and that one home, 125 North River Drive West, is still for sale at a price of \$1,200,000.

### **Amenities Committee**

Bob Koch provided a report regarding the findings of Quest Engineering's inspection of the ground settling in the area between the North River Drive West cul de sac and the tennis courts. Based on Bob's report, obtaining a core sample, at a cost of \$1550 will be required in order to determine the cause. Following a discussion, and an offer by Kristin Williams to have her husband, an engineer, inspect the area, further action at this time was tabled. Bob then advised the Board that Wally Stevens agreed to join the Amenities Committee to fill the vacancy caused by the passing of John Bruno.

**Dan Perez made a motion to accept Wally Stevens offer to become a member of the Westside Amenities Committee, seconded by Bob Koch and unanimously approved.**

### **Revised Truck Rule**

The President introduced three proposals, initiated by Association members, to revise the current Truck and Boat rules. The first proposal, if approved, will allow pickup trucks meeting certain use and physical specifications to be parked in the owner's driveway at all times. The second proposal, will allow boats, trailers and other recreational vehicles to be parked in the owner's driveway for periods of up to 4 hours at any time. The third proposal will allow boats, trailers and recreational vehicles to be left in the owner's driveway for up to 24 hours once a calendar month. A discussion of the pros and cons of the proposals, including the Associations ability to enforce the various truck and boat restrictions, were debated. The discussion was tabled after 38 minutes and will be taken up again during the August meeting.

**Dan Perez made a motion to Adjourn the meeting at 8:47, seconded by Dawn Jacobs, unanimously approved by the Board.**

Respectfully submitted,  
Dan Perez Recording Secretary