

Secretary's Board Meeting Highlights
May 19, 2022

CALL TO ORDER

President Steve Makris Called the meeting to order at 6:32 PM. The following Board Members were present: Steve Makris, Milton Jacobs, Dawn Jacobs, Dan Perez, Bob Koch, Sylvia Catanzarite and David Greaves. Also present was Steve Chuilli, CRA Senior Property Manager.

MINUTES

Bob Koch made a motion to approve the minutes as reported, seconded by Dawn Jacobs; unanimously approved by the Board.

PRESIDENT'S REPORT

- The President provided a review of the Tract E voting results in which the final vote was 39 approved and 55 rejected the proposal. He also reported that the Association had received two letters from members regarding the results of the vote.

TREASURER'S REPORT.

- The Treasurer reported that the Association's annual accounting review has been completed. CRA will send an eblast to the membership, including a copy of the report. The YTD financial results, tracking close to plan, were also reported. The issue of how to distribute the \$13,200 Comcast "Door Fee, which after payment of the CCG 17.5% commission, will amount to a total of \$10,280, or \$82.50 per homeowner was also reported. The "Door Fee" will be refunded in 2023 through a reduction in individual member assessments.

MANAGER'S REPORT In the absence of Tish Nelson, Steve Chuilli reported the following.

- 1 ARB application approved
- 10 Violation letters sent out
- Tennis court benches to be installed shortly
- Fountains repairs to be completed in the next few days.
- Steve Makris asked for a status report on the Quest Engineering report results regarding the settling of the ground near the tennis courts. Steve Chuilli stated that he had spoken to the manager and that he would be receiving a copy of the report on Friday May 20th.

COMMITTEE REPORTS

Infrastructure:

- An update was provided on the work the Street Light Committee is doing regarding the street lights. The Board decided that 2 comparative summaries for the FPL and Bradford Lighting price quotes are required, a base projection plus a second projection including the installation of 9 additional single fixture lights in the community's 9 cull de sacs. The Treasurer offered to provide the comparative projections. David Greaves was asked to confirm the various lengths of light poles available from FPL.

East Side fountain

- An update was provided on the status of the refinishing of the eastside fountain pool. Issues were raised regarding the color, different than the Westside fountain pool, and the color consistency of the completed results. David will meet with Pinch a Penny to discuss these issues and find out what our options are.

Sidewalk Grinding

- Three proposals, Triple M, Florida Sidewalk Solutions and Steve Bednarchik were reviewed.

Dan Perez made a motion to award the project to Steve Bednarchik at a cost of \$17,250, provided that Bednarchik provides the Association with documentation confirming that he is bonded and licensed to provide this type of work. The motion was seconded by Dawn Jacobs and unanimously approved.

- Bednarchik will be allowed to leave a dumpster at the wide curved area on Victorian Lane while the work is being done.

Landscaping

- The new north west irrigation pump has been installed. BrightView has offered to remove the dying trees located along Northfork Drive at no charge.

Welcome committee

- Nora Palladino reported that it appears that the home at 125 NRDW was now off the market and that the sale of 140 Victorian Lane was pending at \$1,230,000. She also reported that the Welcoming Committee is no longer being included on the agenda.

Tract E

- Steve Makris restated that we have received 2 emails regarding the tract E results. Options to vegetate the area including scaling back the number of trees and shrubs were also discussed.

Town of Jupiter Neighborhood Matching Grant

- Dan reported that he will begin the Tract E replanting with Egret landing, primarily focusing on the area opposite the Loxahatchee lift station.

Street Tree Pruning

- Two bids have been received, one from Loyal Trees Service for \$29,950 and one from Palm Coast Professional Tree Service for \$26,000. Decision pending until a 3rd quote is provided.

A motion to adjourn the meeting was made by Dan Perez at 8:35, seconded by Dawn Jacobs, unanimously approved.

Respectfully submitted:

Dan Perez, Secretary