



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
Thursday, April 27, 2017
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:05pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, and Director Mike Staley.

Motion was made by Mike Staley to accept the March 28, 2017 minutes. Seconded by Stephen Nagy. All Members were in favor.

OLD BUSINESS:

Approval of Agenda: Motion made by Mike Staley to approve the March 28, 2017 agenda. Seconded by Stephen Nagy. All Members were in favor.

Sidewalk & Concrete Repairs: Contract was accepted by JT Lynch @ \$5.50 a square foot. There was a mishap with a water meter getting crushed by building 6263 but the Town of Jupiter came out and fixed it immediately. Some complaints were received because homeowners were not advised in advance of the areas being repaired and vehicles not being able to park in their assigned spaces.

Pool 3 Resurfacing & Pavers: Pavers have been completed and resurfacing of the pool has begun. Jim Pike reported that both bathroom are also going to be renovated.

Driveway Repaving: This project will be considered in the future. Need to obtain quotes.

Repurposing of Tennis Courts: Existing tennis courts are going to be repurposed to include only one tennis court, a pickle ball court, shuffle board, bocce ball court, etc. A motion was made by Ron Perholtz to modify the plans and have Cory Surface revise the layout and included lighting. Motion seconded by Stephen Nagy. All were in favor.

NEW BUSINESS

Collections: Guy-Wilson offered \$20K to settle past due HOA fees. Ron Perholtz counter with \$25K and included in the counter that they also needed to repair the unit. She needs to respond with 90 days.

Asphalt Repairs: A quote was received by Kilbourne for \$3.62/sq. foot (\$11,850.00) and will include hauling away any dug up asphalt. Jim Pike stated he was very confident with this contractor. A motion was made by Ron Perholtz to move forward with Kilbourne. Mike Staley sectioned motion. All were in favor.

Merry-Go-Round: Cost for the merry-go-round will be \$3,100 and includes a speed governor. We will also be painting the basketball court. Stephen Nagy made a motions to move forward with the purchase. Mike Staley seconded the motion. All were in favor.

New Pool Furniture: Motion was make by Ron Perholtz to replace pool furniture that has broken and/or damaged. Mike Staley seconded the motion. All were in favor.

Carports: The supports on some of the carport as coming out of the ground and unable to support the structures. Jim is still waiting for one more bid from All American Welding and will choose the vendor with the lowest price. Motion made by Mike Staley to accept the proposal. Stephen Nagy seconded the motion. All were in favor

Planters: Pipes are currently being laid for plant watering and electric for lighting. The plan is to build the planters with Hardi-Board and endcaps so they look similar to the fences around the units. Stephen Nagy made the motion to move forward with this plan. Mike Staley seconded the motion. All were in favor.

Fines & Violations:

6359-6: All four fines (at \$100 per fining letter) were sent out for the Guy-Wilson property. Ron Perholtz stated theses fines will not be included in the settlement. Stephen Nagy made a motion to have these fines forwarded to the fining committee. Mike Staley seconded the motion. All were in favor.

OPEN DISCUSSION:

Traffic Light: Ron Perholtz met with the fire station people about turning the traffic light on at Central Blvd. and Riverwalk Lane. He is working with the Jupiter Town Council to put pressure on the County to get this accomplished.

Trees: Questions were asked about additional trees needing to be taken down in the community. Jim Pike confirmed that there are still several more that need to be removed.

ADJOURNMENT:

Motion was made by Ron Perholtz to adjourn the meeting at 7:53. Motion seconded Stephen Nagy. All were in favor.