

JUPITER HARBOUR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING

There will be a meeting of the Board of Directors of the Jupiter Harbour Condominium Association, Inc. on **Tuesday, September 24, 2024**, at 2:00 p.m. at Jupiter Harbour Pool House, 1000 N US Highway One, Jupiter, FL. The purpose of the meeting is stated below:

AGENDA BOARD OF DIRECTORS MEETING

<u>Pers</u>	<u>Board Member or Lead</u>
I. Call to order	Mary Martyny
II. Roll call	
III. Proof of notice	
IV. Minutes. Motion to dispense reading and to approve minutes of August 27, 2024 Board of Directors meeting.	
V. Report of Officers	
A. Treasurer's Report	
1. Account Status (as of September 20, 2024) [Exhibit A] Operating Accounts: \$536,614.08; Reserve Accounts: \$1,152,604.92; AR: \$30,788.10. Delinquencies – BE205	Sheldon Gawiser
2. Statement of Revenues & Expenses Review(operating)	
3. BE205 Foreclosure Update	
4. Check Fraud	
B. President's Report – AdHoc Committee creation for Records & Digital storage. 2. Manager approval for contract work under \$2K, Concurrence of 2 board members for work between 2K-10K	
VI. Committee Reports	
A. Landscaping: Detail list, courtyards planted; Tree replacement; Coastal Planting and exotic/vine removal/FDEP	Mary Martyny
B. Maintenance: Project List; Fuel Tank; Pathway paving Update; Pool resurfacing, Roof Update; Pool Furniture [Exhibit B]	Harvey/White
C. Architectural Review Board – eBike charging	Jim Ayers
D. POA – Update	Barbara Ranallo
E. Technology –Motion to approve Comcast service order Subject to revisions [Exhibit C]	Sheldon Gawiser
VII. Unfinished Business: update on SIRS/RS reports; No applications	
VIII. New Business:	R von Zabern
A. Applications – Motion to approve application for Lease E403 10/1/24-4/1/25; Leavitt to Keczely, J104 Kiboki to Grasso, 11/1/24-5/1/25; Sale – None; Motion to approve Transfer E305 Laurie Sweezey to Peter Kakoyannis Trust.	
B. Inspections: Fire alarm/sprinkler deficiency repairs ; Carport door inspections	
C. Maintenance Issues: Mgt. Concerns & Maintenance Issues & report. AR Payment Options	
D. Board member concerns: None	
E. Unit Owner concerns: None	
IX. Adjournment	

The Executive Board closed Meeting to be held immediately following the regular meeting to discuss personnel matters.

Comcast contract is available on the Association website under Notices. Copies are available upon request

Next Regular Board Meeting: **Tuesday, October 22, 2024 at 2 PM**

Posted: 9/20/24 by 2:30 p.m.