

Jupiter Bay Condominium Association Newsletter

April 2015

Paul St.Clair - President
Don Rousseau - Vice-President
Frank Kania - Secretary
Ed Byrski - Treasurer
Alma Bjorklund - Director

President's Message:

- The new Board of Directors is off to a busy start with many new and leftover issues to address - litigation, restaurant opening, Villas restoration, financial, rules & regulations and landscaping. We would like to thank all of the Jupiter Bay owners who attended the March 21st Owners' Meeting and for those who voted in this election, expressing their care and concern for the Jupiter Bay community. We appreciate the confidence that many of you have shown in the new Board members and your support for a better Jupiter Bay. We will do our best to be cognizant of your needs and to serve your interests. We'd also like to thank the prior Board for their service to the Community.

Treasurer's Report:

- The Association is in great shape regarding our operating and reserve account fund balances, which were \$399,048 and \$1,181,773 respectively as of March month end. However we're \$41,044 (2.3%) over budget year to date, primarily due to legal fees (\$28,835 over budget), Landscape Extras (\$9,040 over budget), Office Supplies (\$5,567 over budget) and General Repair & Maintenance (\$5,325 over budget).
- As promised, we have already begun to simplify our chart of accounts and expense allocations and align them better with the 8 individual associations. We will publish the reconfigured budget charts on the Association's website when available. These changes are not expected to impact the 2015 budget totals or quarterly assessments.
- Copies of our 2014 Audited Financial Report are available and published on the Association's website. Owners can download a copy, have one emailed to them, or pick up a copy at the Association Office.

Property Manager's Report:

- **Summer Projects:** The Maintenance staff of JBCA will be using the summer months to address general maintenance and the following projects:
 - ✓ Refurbishing the West F elevator and replacing the floor in the West E elevator.
 - ✓ Painting the East & West speed bumps (yellow), East pool deck, FPL electric boxes, East & West light poles, trash rooms, and large dumpster area gates.
 - ✓ Repairing & painting the lake bridge.
 - ✓ Inspecting and repairing broken sidewalks. Add drainage where needed.
 - ✓ Power washing the island waterfall and parking lot bumper blocks.
 - ✓ Repairing & painting the attic doors.
 - ✓ Adding shrubs and/or fencing around A/C compressor units at A and D West.
 - ✓ Developing common unobtrusive solutions for rerouting new A/C lines from compressors to condo units.

Annual Meeting:

- The 2015 Jupiter Bay Annual Meeting was held at 10 a.m. on March 21st at the First United Methodist Church of Jupiter-Tequesta. Guests at the meeting included Jupiter Police Officers Capt. Sam Miller and Jeff Bernstein, Attorney Dane Leitner, Jupiter Bay Racquet Club Master Leaseholder Bob Perrin, Landscaper Reggie Sheppard, Property Manager Douglas Strong and Office Administrator Sheila Butler.
- The following Jupiter Bay homeowners assisted in the election process:
 - ✓ Election Supervisors - Tom Davis, Deb Bell & Beverly Thompson
 - ✓ Ballot Counters - Dianne Weil (A West), Angela Murdock (B West), Lee Buser (C West), Nina MacDonald (D West), Marie Rapp (E West), Gary Weil (F West), Tom Davis (Villas), Jack McColgan (A East), Sy Lurie (B East), Colleen Burns (C East), and Deborah Lombardo (D East).
 - ✓ Door Check in and Proxy Tally - Thelma Whiteside & Susan Denning (West Side Desk), Sylvia Hill (Villas), Millie Condon (East Side).
 - ✓ Collecting and passing out of envelopes - Nina Sturiale and Linda Walsh
- The following 5 candidates received the most votes and were elected into office - Paul St.Clair, Don Rousseau, Ed Byrski, Frank Kania and Alma Bjorklund.
- At the conclusion of the Annual Meeting an Organizational Meeting of the Board was held and the following Officer positions were assigned:

President	Paul St.Clair
Vice President	Don Rousseau
Secretary	Frank Kania
Treasurer	Ed Byrski
Director	Alma Bjorklund

Litigation:

- The Association's litigation costs exceeded \$50,000 last year and were running approximately \$5,300 per month this year, with no clear end in sight. Costs were expected to increase if we continued with the Logo Lawsuit's Summary Judgement and Board of Director depositions. There was also the possibility that we could lose the lawsuit with the counterclaim prevailing, possibly resulting in tens of thousands of dollars in additional costs.
- Because of this and strong owner preference to discontinue the lawsuit, the Board of Directors held a March 31st Board Meeting and voted to dismiss with prejudice the Logo Lawsuit. Then, at the April 10th Meeting, the Board voted to accept a settlement that dismisses the counterclaim with prejudice in exchange for partial payment of the defendant's attorney fees. The bulk of the settlement fees were paid by the Association's Directors & Officers (D&O) insurance policy.
- The Board can now focus on matters that more specifically address homeowner issues.

Restaurant:

- At the April 15th Board Meeting, the Jupiter Bay Board of Directors presented a Business Case for extending the Tennis Club and Restaurant Leases in exchange for a remodeled and significantly upgraded restaurant with \$500,000 of capital improvements, a professional restaurant management team, and resident clubhouse privileges.
- The Board also reviewed a Restaurant Agreement that contractually obligates the Restaurant Leaseholder, Mr. Bob Perrin, to make the specified upgrades, sign an updated Lease, providing additional Association benefits, and open the restaurant to the public by the end of September, 2015. The Board voted unanimously to approve the Agreement and extend Mr. Perrin's Lease.
- Frank Kania will be our interface with Mr. Perrin. Please see Frank or reference the Restaurant page of the Association website for additional information.

Landscaping:

- Alma Bjorklund has agreed to coordinate landscaping activities with Reggie Shepherd, Doug Strong, Landscaping Committee members Ronnie McEnerney, Carol Rousseau, Bette Nabal, and Beverly Thompson, and other building representatives.
- The following landscaping projects were approved:
 - ✓ Replacement of a Bougainvillea shrub at West C building with a small Magnolia tree.
 - ✓ New Cluzie (Pitchapple) bushes to enclose the East tennis courts on 3 sides.
 - ✓ Planting of Magnolia trees on each side of the West entrance from Palm Avenue.
 - ✓ Planting of a large Silver Butterwood Tree at the Villa D building to hide some

of the US Hwy #1 traffic.

- ✓ Moving of some of the "Clean up after your dog" signs to less obtrusive locations.
- ✓ Adding decorative lighting to the US Hwy #1 entrance near the Association's monument sign. Turning off the Waterfall and Bridge decorative lighting during the summer months.

Summer Closing & Hurricane Preparedness:

- June 1st is the first day of the 2015 Hurricane Season. Should there be an advisory of an impending storm, we will send emails and post notices on the Bulletin Boards to keep you updated regarding mandatory evacuations and preparations to secure the property.
- As a preparation for hurricane season and to assure that those owners who travel north for the summer have a secure and properly maintained condo to return to, please do the following if your unit will be vacant until your return:
 - ✓ Remove furniture, plants, wall hangings and decorations from patios and place these items inside the unit.
 - ✓ Remove window screens, which could blow away in the wind, and lock all windows.
 - ✓ Close any hurricane shutters.
 - ✓ Shut off your hot water tank circuit breaker and your condo's main water valve.
 - ✓ Change your air conditioner's filter, and set your air conditioner thermostat to 77-79 degrees with the fan on "auto".
 - ✓ Appoint a caretaker to periodically check on your unit to make sure the air conditioner is running, there's no water intrusion, no insects or other household pests are present, etc.

Villas Update:

- The Association has appointed an Advisory Committee of Villa homeowners, comprised of Gert Thompson, Craig Pluemacher and Gerd Kleibel, to assist the Board in deciding on a course of action in restoring the four Villa buildings. The committee's purpose is to research repair/replacement options and obtain engineering and contractor bids, assuring that all applicable building codes and safety considerations are addressed.
- A Villa Restoration Committee Meeting, open to all Villa Owners, was held on Monday April 27th at 4:00 PM at the restaurant. The meeting's purpose was to:
 - ✓ Update the JB Board and Villa owners on the status of the Committee's activities.
 - ✓ Present several alternative solutions for addressing the Villas Restoration project.
 - ✓ Make recommendations to the Board.
 - ✓ Answer any questions from the attendees.
- We contracted with Tri-County Seamless Gutters to install 6" white gutters and downspouts around the second floor roofline of each of the four Villa Buildings at a cost of \$7,500 (\$1875.00 per building). This was funded through the Villa reserves.

Rules & Regulations Committee:

- The Rules & Regulations Committee, comprised of Judy Thomas, Tom Davis, Gerald Rooney, Don Rousseau, Ed Byrski and Paul St.Clair met on April 23rd to review and suggest updates to the following Rules:
 - ✓ Pest/Rodent Control (Rule #47) - Should the Association be responsible for the extermination of rodents inside a unit?
 - ✓ Work in Unit (Rule #32) - How is "work within a unit" defined?
 - ✓ Smoking at Pools (Rule #21) - This rule needed to be updated to reflect the results of the 5/7/14 Board Meeting that banned smoking at the East & West pools.
 - ✓ Parking Passes (Rule #24) - This rule needed to be updated to reflect new procedures for the registration of vehicles rented upon airport arrival and weekend rentals after the office closes. Also our Parking Violation Notices needed to be reviewed.
- Rule updates suggested by the Committee will be presented at a future Board Meeting for discussion and approval.

Jupiter Bay Website:

- The prior Board spent \$3,200 with Mark Bennett Design Group to begin converting our website to a new design and format. While progress was made, there appeared to be significant additional work to get the newly designed site fully updated and functional. There was also concern regarding the amount of office staff time required to learn, fully implement and maintain that site.
- Consequently, the Board chose to restore and update the previous fully-functional website.
- Some material from the individual Board member's website (JupiterBayViewpoint.com) was converted to the Association's site. Material remaining on Viewpoint will be left for Board Member and interested homeowners' reference.
- For the first time since the Association Website (JupiterBayCondoAssoc.com) was implemented, the password is changing. Effective May 1st the new login for all homeowners is as follows:
 - Email address: JupiterBay
 - Password: Palmtree
- Both the old password (Ocean) and the new password will provide access to secured parts of the website until May 1st. Afterwards only the new password will work.

HAVE A SAFE AND HEALTHY SUMMER!

Jupiter Bay Condominium Association, Inc.

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