



Jupiter Bay Condominium Association Newsletter

April, 2016

Paul St.Clair - President
Marie Rapp - Vice-President
Frank Kania - Secretary
Daryl Kosloske - Treasurer
Alma Bjorklund - Director

President's Message:

- It seems like just yesterday that many of us left the cold North winters and descended upon Jupiter Bay. It was a good season with many opportunities to enjoy the best that this area and community have to offer. But Spring has arrived and many of our friends and neighbors have already started their exodus back to the north. Our holiday lighting has come down for another year, the office is back to its regular hours with a noonday closing, and the lines at our favorite restaurants are decreasing. Before leaving, make sure you check out our summer condo closing section below.
- We had positive feedback from our April 2 Owners Meeting. It was a full agenda with the meeting extending beyond the allocated two-hour period. Guest speakers included Reggie Sheppard (S & S Lawn, landscaping & Tree Service), Bob Perrin and Peter Lang (Beach House Restaurant), Captain Samuel E. Miller, Sergeant Steve Drake, and Officer Sally Collins (Jupiter Police Department), and Andrew J. Gross (President, Active Alarms).
- The Owners Meeting provided a good opportunity to hear various reports on the condition of the Association, ask questions of the various speakers, and provide input, suggestions and concerns. There was no official business to conduct at the meeting. There was no election of directors since we did not have more candidates than positions to fill, and there were no specific items that were up for membership vote.
- At the meeting we recognized the Jupiter Bay homeowners who contributed their time and skills supporting the many community functions and activities. We also took a brief survey, via a show of hands, to determine how many owners would be in favor of 1) prohibiting dogs on the lake walkway, 2) combining the six West associations, and 3) supporting construction of a new office and maintenance building on the vacant land south of the East D building. A new office and maintenance building received by far the most

votes. Proceeding with this or the combining of associations would require an 80% and 75% respectively owner vote of approval.

- After the owners meeting there was a brief organizational meeting of the board. All board members retained their current positions which are shown on the heading of this newsletter.

Treasurer's Report:

- The 2015 financial audit is nearly complete, and we now have a draft version of the Association's audited financial statements. The draft version is available now, and the final version will be available on the Association's website and provided to any owner requesting a copy. Following is a summary from the report of our revenue, expense, and fund balances. Also, we are providing current owner delinquency information.
- **Revenue:** The Association had revenue of \$1,938,373 in 2015, comprised of: \$1,881,920 in member dues, \$28,446 in funds leftover from a 2013 special assessment, \$22,761 in late fees and other income, and \$5,246 in interest. \$1,551,170 of this income was allocated to the Operating Fund and \$387,203 was allocated to reserves.
- **Expense:** Expenses totaled \$1,963,824. \$1,630,382 was spent for Operating Fund items and \$333,442 for Replacement Fund items. Operating expenses were \$131,454 higher than 2014, and Reserve expenses were \$234,113 higher. The vast majority of the 2015 reserve expenditures (\$290,279) was for restoration of the Villas.
- **Operating Fund Balances:** Fund balances are calculated by subtracting expense from income. Budgets in any given year provide for expense equaling income. Income over budget and/or expense under budget results in a positive fund balance. The combined Associations' Operating Fund had a \$7,074 balance at the end of 2015. This is the result of: a \$147,436 carryover balance from 2014, (\$79,212) excess expenses in 2015, (\$75,000) Villa restoration transfer from Operating Fund to Reserves, and \$13,850 prior period adjustment. All buildings/associations had a positive Fund Balance except West A and West F, which were \$9,753 and \$5,444 negative respectively.
- **Reserve Fund Balances:** The Reserve Fund had a \$1,225,545 balance at the end of 2015, consisting of: \$232,592 in cash, \$587,401 in Certificates of deposit, \$396,358 in bonds, and \$9,194 due from the Operating Fund. The Reserve balance was \$128,761 higher than its December 31st, 2014 value. Our 2016 budget will add \$412,106 to Reserves, \$29,978 more than 2015. Over the past 4 years, our reserves have grown significantly from \$570,339 in 2011 to over twice that amount today.
- **Delinquencies:** As of March month-end delinquencies totaled \$9,619. Three owners were over \$1,000 past due, and they are all at the attorneys for collection.

Major Projects:

- Several major projects are complete and new ones are getting underway. We completed the gas grill project, and the electrical and sidewalk projects are mostly complete. Our new LED entranceway lighting and photo cell installations will reduce electricity usage and cost. New walkway and entranceway lighting is being installed at the Villas to improve safety.
- A Life Safety Project, involving an upgrade to our fire protection systems, will bring them up to 90+ percent reliability. This will increase safety, curtail false alarms, and reduce trouble calls and on-going expense.
- Efforts are underway to reduce office, elevator, and pool phone costs. These phones are currently costing us over \$10,800 per year. Our new VoIP (Internet) office phones will save over \$2,000 a year, and we are exploring options for replacing the elevator phones.
- Measures are being taken to increase elevator uptime through reduced maintenance/repair outages and fewer unplanned shutdowns. We are exploring the possibility of upgrading the East elevators.
- We are working with Bob Perrin and Peter Lang in promoting the restaurant, exploring social event opportunities, encouraging completion of the 2nd floor banquet room construction, and signing off on a lease extension once all conditions of the agreement are met.
- A major project is addressing a safety concern involving replacement of deteriorating screen and frame patio enclosures.
- We plan to explore two major new projects later this year and obtain estimates for:
 - ✓ Upgrading the East and West pool restrooms, and
 - ✓ Enhancing the stone and mulch areas adjacent to the ground floor of the buildings.Because of the cost, these will probably be multi-year projects.
- Finally, we have begun working on a Jupiter Bay Community Strategic Plan.

Pets:

Because there seems to be an increase in the number of pets on our property, and the Association continues to receive many complaints about pet issues, primarily dog barking and dog owners not picking up after their pets, it's probably a good time to remind owners of the Association's pet policy:

- Domestic household pets not to exceed twenty (20) pounds are permitted.
- Per Jupiter Town ordinance, no pets shall be allowed outside of an apartment unless leashed and under the direct control of the owner.
- No pet shall be allowed to create or cause any disturbance, loud noise or nuisance of any kind.

- The owner of any pet shall be liable for any and all damage caused by such animal to any part of the condominium property or any property owned by the Association.
- In no event shall any pet be allowed at or upon any recreational facility operated by the Association.
- Pet owners must clean up any mess left by their pets.
- Owners who do not wish to have pets in their leased units need to notify their renters or rental agencies of this restriction. (Please copy the Association on your correspondence).
- An exception to the Association's pet rule may be granted for service animals required by occupants with a physical or mental impairment that substantially limits their major life activities or for emotional support when approved by a medical doctor.

The Association has begun tracking guest and tenant pets being brought onto the property. A section was added to the *Guest/Lease Registration Form* which asks the number, type and weight of pets. We plan to use this information to track the number of non-owner pets and to help enforce the pet weight restriction.

Summer Condo Closing:

Following is a checklist for summer closings:

- ✓ Shut off main water valve (usually located near water heater).
- ✓ Shut off hot water heater breaker (in electric panel box).
- ✓ Empty refrigerator of items that could spoil or have a short expiration date. Set refrigerator and freezer setting to "normal".
- ✓ Empty pantry of perishable goods.
- ✓ Set A/C at 77 degrees and humidistat at 58% RH (or ON position). Set fan to auto.
- ✓ Check and replace (as necessary) air conditioner filter.
- ✓ Unplug small appliances, especially TV's, computers and other electronic devices.
- ✓ Add chlorine bleach to toilet water, and cover toilets with plastic wrap.
- ✓ Lock all doors and windows.
- ✓ Turn off all lights and set any light timers.
- ✓ Close any patio or window hurricane shutters.
- ✓ Remove all furniture from unenclosed patios. During a hurricane, unsecured furniture could cause damage to your unit and others.
- ✓ If you are leaving a vehicle on property, park in a spot away from a building. Disconnect battery and cover (if available).
- ✓ Notify office of your leaving and the name and phone number of person looking after your unit. The person looking after your unit should periodically inspect the unit to determine whether any mold, moisture, water leaks or other damage has occurred; and if so, they should notify the Association immediately.
- ✓ Make sure the office has a key to your unit.

Neighborhood Matching Grant (Update):

- Beverly Thompson is leading Jupiter Bay's efforts to receive a Town of Jupiter Neighborhood Grant. The Town of Jupiter has two grants: a \$250 Community Building Grant that does not require Association matching funds, and a Community Enhancement Grant of up to \$5,000 requiring a 50-50 match. Jupiter Bay has applied for both grants.
- The Town has \$50,000 to spend on the Community Enhancement Grant. Last year seven associations submitted a request for this grant, and this year there are 22 submittals. So far, our grant request has not been rejected. The Jupiter Town Council will meet on the second Tuesday in April to decide which communities will receive grant money. Because of the number of requests, this year's approved individual grants could be much less than the \$5,000 maximum. If approved, Jupiter Bay will receive its grant money at the end of April.

Storage Rooms:

- It's that time of year again when we are asking homeowners to do some spring cleaning of their storage rooms. Please note the following rule governing the use of storage rooms:
- The personal property of Unit Owners must be stored in their respective units or in their building's storage room(s). Storage rooms are for Homeowner's use only. Items allowed are bicycles, sports gear, beach toys, suitcases, hand tools, pet carriers and holiday decorations. Appliances, mattress and bedding, lamps, kitchen cabinets, construction supplies and debris, furniture, tile, paint, TVs and anything not mentioned above are prohibited and will be discarded. No owner may subdivide storage rooms nor construct any cage or partition which gives them exclusive use of a specific part of a storage room.
- The Association plans an inspection of all storage rooms in early May. At that time all prohibited items will be discarded, and any owner-erected cages will be removed. The Association is not responsible for the replacement cost of any prohibited items, regardless of value, left in the storage rooms.

Pond Scum:

- Because of an April 3rd article in the Palm Beach Post, several owners have questioned the health hazard of algae which forms in our Lake during hot and dry periods. The article described a blue-green algae toxin that is thought to be tied to neurological illnesses.
- We referred this question to Aquatic Systems, the company that maintains our lake. According to Mark Glassner, a biologist at their Fort Pierce office, the algae which is often found in our lake is a Filamentous Algae species. It will not make people sick from inhalation, and it is not a cyanobacteria. Mark mentions that in water bodies with bad cyanobacterial blooms, the first wildlife to suffer symptoms are the fish. If the lake were experiencing fish kills, Aquatic Systems would look into the causes and provide a solution. At this time, the fish population is healthy, and Mark sees no reason for concern.

Summer Projects:

Following is a list of the maintenance projects to be completed this summer:

- Power wash floors and paint dumpster rooms. Fill any holes in areas that rodents may hide in or use to access the building.
- Inspect first floor catwalks and repaint as needed. Touch up paint on first floor columns.
- Shut down and power wash the island waterfall. Repair any cracks in the concrete surface to reduce water loss and increase the volume of water flowing over the waterfall.
- Repair cracked sidewalk on the East side walkway to Carlin Park and the sidewalk by the tennis court. Both could be a trip hazard.
- Vacuum the common A/C drip drains every month during the summer months.
- Clean, paint and replace as needed car tire stops.
- Clean out storage rooms, removing unauthorized items - T/V's, furniture, etc.
- Sand, prime and paint Villa exterior light fixtures and light fixtures near the pool areas.
- Replace attic doors on the West side starting with those in the worst condition.
- Repair and touch up paint on the lake bridge.
- Repair drywall at the West pool restrooms.
- Repair the C West building dumpster gate.
- Inspect and repair as needed the entire irrigation systems East and West.

Police Service Calls to Jupiter Bay:

- Officers responded to a total of 54 calls for service during the year March 2015 to March 2016, an average of 4.5 calls per month, with November being the highest with 10.
- Residents are reminded to secure personal property in their units, not their cars; lock up (homes & cars) and use alarm systems if they have them. If you see something, say something. Call 799-4445 for non-emergency situations, and 911 if you feel threatened.

Bocce Ball Court Project:

- The Board welcomes input, suggestions, and proposals from any group of homeowners who are interested in enhancing Jupiter Bay. Once a committee, with a specific objective, is officially sanctioned by the Board, that committee is authorized to research their project, solicit vendor input, and present their proposal to the Board. If the Board approves, which they did with the Bocce Ball Court, the committee can proceed to the next step. In this case that involves soliciting owners to obtain an 80% approval, which is required for material alterations to the Association's common property.
- Attached is a description of the Bocce Ball Project and a form for your vote of approval or disapproval. We urge all owners to vote, as unreturned forms count as "disapproval".

We hope that you have an enjoyable summer.

Please call the Association Office at (561) 746-5857 with any questions.



Jupiter Bay Condominium Association Bocce Ball Court

Many of our residents have expressed their desire to have more recreational opportunities available at Jupiter Bay. In response, a committee of homeowners has proposed the addition of a bocce ball court, to be located on vacant property adjacent to the wall separating Jupiter Bay from the Sea Palms' recreational area. This area, preferred by the Jupiter Building Department, is centrally located and away from condominium units.



Bocce ball is a sport that anyone can play with little or no training or experience. The addition of this court, endorsed by the Board of Directors, would provide another activity and opportunity for Jupiter Bay residents to get together and enjoy socializing with their neighbors.

The cost of the bocce ball court, to be funded with existing reserves, includes:

- \$3,200 – Bocce ball court (70ft X 12ft)
- \$2,800 – Cement walkway (70ft X 4ft)
- \$1,000 – Benches, storage bin and landscaping
- \$7,000 – Total

Per Florida Statute 718.113(2)(a), "Except as otherwise provided in this section, there shall be no material alteration or substantial additions to the common elements or to real property which is association property, except in a manner provided in the declaration as originally recorded or as amended under the procedures provided therein." Jupiter Bay's Declaration requires 80% owner approval for material alterations to the common elements. With 359 condominium units, we need 288 owners to approve the bocce ball court.

Please indicate your vote for or against this change by signing the attached Consent to Action, and include your Name, Jupiter Bay Address, and full signature.

Return signed Consent to Action form to:

Jupiter Bay Condominium Association
275 Palm Ave Apt D105
Jupiter, FL 33477

Or fax to: (561) 575-4334

**CONSENT TO ACTION
BY UNIT OWNERS OF JUPITER BAY CONDOMINIUM ASSOCIATION, INC.
IN LIEU OF A MEETING**

The following proposal is submitted to the members of Jupiter Bay Condominium Association, Inc. (the "Association") by the Board of Directors for their review and approval by consent to action in lieu of a meeting:

1. Article 3, Section 3.6(c) of the Declaration of Condominium is amended as follows:

Commonly used facilities. The condominium includes ground level parking areas for automobiles; roads for ingress and egress; various gardens, and landscaping; a Bocce Ball Court and other facilities which are part of the common elements; and shall include, without limitation, any interest in any real or personal property acquired by demise, grant or otherwise.

2. That a majority of the Board of Directors has approved this resolution in accordance with Article 12.1 of the Declaration of Condominium.

3. That this approval is subject to all other restrictions on the use of the Condominium Property adopted by the Association and as set forth in the Declaration of Condominium.

Please vote whether you approve or disapprove of the foregoing alteration here:

Approve changing landscaped common area located on vacant property adjacent to the wall separating Jupiter Bay from the Sea Palms' recreational area to include a Bocce Ball Court.

Yes: _____ No: _____

Unit Owner(s) Name(s): _____

Jupiter Bay Address: _____

Date Executed: _____, 2016

Signatures:

Unit Owner

Unit Owner

**Please note that changes or blank votes will be treated as a "NO" vote.
Please note that only one (1) vote is permitted per Condominium Unit.**

Please return your Consent to Action to Jupiter Bay Condominium Association
275 Palm Ave Apt D105, Jupiter, FL 33477 or fax to: (561) 575-4334.