



## Jupiter Bay Condominium Association Newsletter

August, 2016

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

### President's Message:

- It's been a hot dry summer at Jupiter Bay and throughout much of the Northeast. I appreciate the efforts of our Association staff and vendors who are working daily during Florida's hot summer months to maintain, repair, and enhance our community. Those of us who have left for the summer are anticipating our return to the wonderful lifestyle of the Jupiter Bay community. Our staff, under Doug Strong's leadership, is assuring that we have an attractive and safe place to greet us.
- We've had a flurry of activity this summer at Jupiter Bay with the installation of new pole lighting, concrete restoration of West "D" and "E" patios, summer projects, and strategic planning activities. These and other items will be covered in this newsletter.

### Strategic Planning:

- In early May the Board developed a foundation and process for strategic planning at Jupiter Bay. The foundation consisted of three core elements (mission, vision and values) for "Building a Better Jupiter Bay". Our mission was defined as "maintain and improve Jupiter Bay to the delight of its members while adhering to the Association's documents and Florida condominium statutes". Our vision is to create "an enhanced lifestyle for the members of Jupiter Bay."
- A Strategic Planning Committee comprised of Jupiter Bay homeowners was formed, under the leadership of Daryl Kosloske, to build upon this foundation and establish strategic and intermediate plans for presentation to the Board.
- The Committee members, which include Ray Larson, Paul Odegard, Paul Thomas, Tom Davis, Josie Brown, Doug Strong, Paul St. Clair, and Daryl Kosloske, have been meeting almost weekly since May 19, and we thank them for their considerable time and effort.

- Through discussions of the Association's positives and negatives in five key areas (capital assets, people assets, financial assets, governing assets, and communication), the Committee developed 12 goals for these areas (which address the negatives and accentuate the positives).
- With a consensus set of goals, the Committee brainstormed hundreds of short (intermediate) and long-term (strategic) action plans to address these goals, and is now in the process of prioritizing these plans to identify those that will provide the best opportunities for addressing and achieving each goal.
- Once a draft set of the most important action plans is available, the committee, with Board concurrence, will communicate these to the Association membership for feedback.

### **Neighborhood Matching Grant (Update):**

- The Board identified three suitable projects/areas in applying for a Town of Jupiter Neighborhood Grant: Palm Avenue landscaping, Villas landscaping and Villas signage.
- Beverly Thompson lead Jupiter Bay's efforts to obtain the Grant and to select and coordinate vendors to complete the planned projects. Through Beverly's efforts, Jupiter Bay received two grants: a \$250 Community Building Grant and a 50-50 cost-matching Community Enhancement Grant. The second grant will cover half of our total project costs, estimated to be \$7,560.
- To date, landscaping is complete at the Palm Avenue medial island, second closest one to Bella Vista (pictured above), and at the US Highway entrance to the Villas. The Palm Avenue landscaping included foxtail palms, shrubbery, flowering plants and mulch. The Villas area included four palm trees.
- The sign vendor has applied to the Town of Jupiter for a permit and expects the job to be completed this month.
- Once all work is complete and final invoices are paid, the Association will submit photographs and invoices to the town of Jupiter for reimbursement of their portion of the project costs (\$3,780).
- We thank Beverly for her efforts and huge time expenditure in obtaining funding and overseeing the projects. Also, we'd like to thank all homeowners and staff who participated in this project.



*Palm Ave Island Landscaping*

### **Fire Sprinkler Requirements:**

- Florida statute 718.112(2)(l) says that all Florida condominiums must 1) either be retrofitted with fire sprinklers, or 2) opt out by December 31, 2016 through a majority vote of its members. Buildings less than 75 feet high, which were previously exempt, are no longer exempt, even if they are a single-story building.

- Only three of our 14 buildings (East A, East B & East C) have fire sprinklers within the individual units. According to the Palm Beach County Fire and Rescue Department, the fire sprinklers in the attic of the West buildings do not satisfy the fire sprinkler requirement.
- Our attorney has prepared a "Written Consent to Action" for the opt out vote, which we will mail to all Association members in August. In order to waive the fire sprinkler upgrades, a majority of members from each of our eight condominium associations will need to return their ballot with an opt-out vote by yearend. Any member who does not return their ballot will be considered to have voted against the opt out.
- For any association that does not get the required number of opt-out votes, we will initiate an application for a building permit for the installation of fire sprinklers so that we can meet the statute's requirement to become compliant by December 31, 2019. Any of the eight associations that does not opt out will be charged a special assessment to pay for the fire sprinkler retrofit. According to a recent Palm Beach Post article, installing sprinklers can cost anywhere from \$600 to \$8,000 or more per unit.

#### **Fire Protection System Upgrade:**

- Independent of the Florida statute fire sprinkler requirements described above, the Association is performing upgrades to our current fire protection systems in both the East and West buildings.
- All 14 Jupiter Bay buildings are equipped with wall-mounted fire extinguishers. In addition, all of our buildings, with the exception of the four Villas, have fire pull stations and alarms. As mentioned above, some of our buildings have complete or limited fire sprinkler systems. These systems are monitored and maintained by Active Alarms, Inc.
- A Life Safety Project, involving an upgrade to these fire protection systems, is nearly complete. The project, funded through reserves and costing nearly \$10,000, will bring the current fire sprinkler and notification systems up to 90+ percent reliability. This will increase safety, curtail false alarms, and reduce trouble calls and on-going expense.

#### **Financial Update:**

- **Annual Audit:** As a reminder the 2015 financial audit is complete, and the Report can be downloaded from the Financial page of the Association's website. Also a copy of this Financial Report will be mailed or hand-delivered to any unit owner, without charge, upon receipt of a written request from the owner. Summary information from the Report is published on the Financial Page of the Association's website.
- **Fund Balances:** The Association's operating and reserve account balances at the end of July were \$251,452 and \$1,443,652 respectively. The reserve balance is comprised of \$379,795 in money-market funds, \$663,156 in CD's, \$395,368 in bonds, and \$5,333 in an insured deposit fund.

- **Variances to Budget:** July expense was \$225,007 which was \$8,498 under budget. Major under-budget items include Landscaping (\$4,747), Payroll & Benefits (\$3,017), and Legal Fees (\$2,917). Building Insurance was \$3,896 over budget. July and year-to-date income were over budget (\$15,863 YTD) primarily due to the West F Special Assessment. The July expense saves helped reduce the year-to-date over-budget variance of \$38,882 (3.2%). The \$3,780 Neighborhood Grant money will reduce this further.
- **Delinquencies:** As of July month-end delinquencies totaled \$14,196. Eight owners had not yet made their 3<sup>rd</sup> quarter assessment payment, and one account is at the attorneys for collection.

### Website Payments Page:

- A new Payments page was added to the Association's website which allows owners to make a one-time payment or enroll in Association Pay directly through BB&T Bank.
- Jupiter Bay provides four ways for homeowners to pay their quarterly maintenance assessments:
  - 1) By Check, made out to Jupiter Bay Condominium Association, Inc.,
  - 2) Using BB&T online to pay by credit card or electronic check (convenience fee charged),
  - 3) Via your banks Bill Pay feature, and
  - 4) Automatically through BB&T's Association Pay.
- Association Pay is the best way to pay your quarterly maintenance assessments. With this feature, BB&T will automatically debit your checking account on the third day of each quarter for the correct assessment amount. Advantages include:
  - You don't need to send in checks and coupons and pay postage.
  - You don't need to remember when to send your payment.
  - The amount debited quarterly from your bank account is always accurate and automatically updated each year.
  - There is no homeowner cost for this service.
  - Your bank statement provides proof of payment.
  - Your payment is never late.
- We encourage all Association members to consider using BB&T's Association Pay automatic EFT (electronic funds transfer) payment feature.

### Restaurant Update:

- The Beach House Restaurant is closed for the summer and scheduled to reopen on Friday, September 23.
- According to Bob Perrin, Peter Lang has left and will be replaced with a new restaurant manager when the restaurant reopens. Bob is interviewing several prospective candidates to manage the restaurant and has begun lining up chefs and wait staff.

- Planning for the installation of elevators and completion of the 2<sup>nd</sup> floor banquet room renovation is continuing. Once these and other conditions defined in the Restaurant Agreement are complete, the Association will sign off on the 20-year lease extension.

### **Pole Lighting Additions:**

- In total, five new pole lights were installed at the various entranceways to our roadways and parking areas. New lights were installed at:
  - Our main entranceway into the West from US Highway One,
  - The entranceway into the East from Palm Avenue,
  - The entranceway to the West from Palm Avenue,
  - Both entranceways into the villas parking areas from the main roadway.
- This new lighting will help motorists navigate through our entrances while improving safety and security. It will also provide lighting and protection for pedestrians walking along the roadways.
- Also, we are installing walkway pole lights between Villa "A" and "B" buildings and behind Villa "B". These are areas that are so dark that adjacent unit owners have had to leave their exterior front-door lights on at night to enable owners to see the walkway and 2<sup>nd</sup> floor stairs. The pole lights are in place, and we are waiting for homeowners to return in the fall to confirm the best location before connecting them.

### **East "A" Elevator Upgrade:**

- After many weeks of trying to get Otis Elevator management to sign their contract (with our attorney-approved addendum), we finally have a signed agreement for the East "A" building Elevator Upgrade Project.
- The East "A" elevator upgrade will include:
  - A hydraulic microprocessor-based control system with proprietary software which dispatches the elevator based upon real-time responses to demands.
  - Automatic self-leveling that brings the elevator car level with the floor landings regardless of load or direction of travel.
  - Special emergency (firefighter's) service operation which returns the elevator non-stop to a designated floor initiated by an elevator smoke detector or key switch.
  - A new noise and vibration-reducing power unit, consisting of a positive displacement pump, motor (with solid-state starter), control valve, oil tank and muffler.
  - An Emergency Return Unit (ERU) providing auxiliary power which, in the event of a primary power failure automatically returns the elevator to its lowest landing at normal speed and allows all passengers to exit safely.
  - A new closed loop car and hoist way door operator which continually monitors door speed and position assuring consistent door performance with changes in temperature, wind or minor obstruction in the door track.
  - Replacement of the present car and hoist way door hangers and door tracks.

- New safety interlocks and a solid state, infrared passenger protection device on the car door which uses a two-dimensional, multi-beam array projecting across the car door opening that reopens the doors automatically when obstructed.
  - A new Car Operating Panel containing all push buttons, key switches, and message indicators for elevator operation.
  - New stainless steel buttons and faceplates at each landing, with an up button and a down button at each intermediate landing and a single button at each terminal landing.
  - A new car directional lantern with chime in the car entrance visible from the corridor, and new hall position indicators at the lobby landing showing car location.
  - New handrails mounted to the new interior panels on the rear and side walls.
  - An emergency car lighting power unit employing a 12-volt sealed rechargeable battery.
  - Capabilities to enable a remote expert to create a live, interactive connection with the elevator system 24-hour per day for rapid problem diagnosis and resolution.
- Otis has begun fabricating the needed replacement parts and expects to begin on-site installation in September.

#### **West "D" and "E" Building Spalling Work:**

- Concrete repair and stucco finishing work is now complete on the West "E" building, and new patio screen and frames are being installed. Total project cost, excluding screens and frames is approximately \$31,000. Included was approximately 166 hours of labor and replacement of 52 ft.<sup>2</sup> of concrete.
- West "D" building concrete repair is continuing with over 140 hours of labor expended to date and 26 ft.<sup>2</sup> of concrete replaced. Work on West "D" is expected to be completed by the end of August. Projected cost is currently \$22,000.
- Concrete restoration on both the West "D" and "E" buildings will be fully funded through their respective building restoration/spalling reserve accounts.

#### **Summer Projects:**

- Work is complete on the following summer maintenance projects:
  - Broken tire stops have been replaced, and we are now power washing all of them.
  - Damaged attic doors in buildings C, D, E, and F West have been replaced and painted, starting with those in the worst condition.
  - The C West building dumpster gate was reinforced with small welded trusses.
  - A hand rail was added to the F West sidewalk leading to the lake.
  - The entire East and West irrigation systems were inspected, and zone valves were replaced as needed. We also replaced a bad gasket in the irrigation filter system.
- Work is underway on the following projects:
  - Power washing and painting dumpster room floors. Filling any holes where rodents could hide or use for building access.

- Inspecting and Replacing any inoperable exit signs in the East and West buildings and emergency lights in West buildings.
- Monthly vacuuming of the common A/C condensation drains.
- Inspecting storage rooms starting this month, removing unauthorized items - T/V's, furniture, etc.
- Taking down Villa exterior light fixtures one by one and sanding, priming, and painting each before reinstalling.
- Repairing and touching up paint on the lake bridge.
- Repairing drywall at the West pool restrooms.
- Shutting down, power washing and repairing cracks in the island waterfall concrete to reduce water loss and increase water flow.
- Repairing cracked sidewalks by the tennis court and on the walkway to Carlin Park.

### **Bocce Ball Court Status:**

- As most of you are aware, in April a campaign was started to obtain an affirmative vote of 80% of our homeowners to install a bocce ball court on vacant property adjacent to the wall separating Jupiter Bay from the Sea Palms' recreational area.
- Bocce ball is a sport that anyone can play with little or no training or experience. It is fun for all; men, women, and children, and it provides an opportunity to bring neighbors together.
- The cost of the bocce ball court, estimated at \$7,000 would be funded with existing reserves. This expenditure will not impact any future capital improvement projects or our normal repair and maintenance projects/activities.
- The Bocce Court Committee has been working hard over the past months to attain the goal of 288 affirmative votes for adding this attractive amenity to our community. The current tally has 275 owners voting "Yes", leaving the committee just 13 votes short.
- If you haven't already done so, why not consider voting today, using the attached Consent to Action form. Be sure to include your Name, Jupiter Bay Address, and signature. Then fax (561-746-5857), scan/email ([maggylou1956@comcast.net](mailto:maggylou1956@comcast.net)) or mail the signed form to: Jupiter Bay Condominium Association, 275 Palm Ave Apt D105, Jupiter, FL 33477.
- The bocce ball construction project is a capital investment and improvement to our infrastructure, with long-lasting benefit to the community.



*Proposed Bocce Ball Court*

**We hope that you are having an enjoyable summer, and  
We look forward to seeing you this fall and/or winter.  
Please call the Association Office at (561) 746-5857 with any questions**

**BOCCE BALL COURT  
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

**Changes to this form 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) 746-5857.