



Jupiter Bay Condominium Association Newsletter

March, 2016

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

President's Message:

- We are now in the midst of peak season and all is going relatively smoothly. The restaurant is now open seven days a week and is offering various menus and special events for Jupiter Bay residents. The Association office is now open all day from 8:00 AM to 4:00 PM with no midday closure until the end of March. We have just completed our annual Memory Walk with over 180 participants, and we are anticipating the addition of new social and recreational activities for our residents.
- The Association has been pursuing a number of deferred maintenance projects over the past several months. These include projects involving landscaping, electrical, signage, and sidewalk replacement. We are also pursuing a neighborhood matching grant from the town of Jupiter to be used to further enhance our Villas and Palm Avenue landscaping.
- We are sorry to report that Don Rousseau has resigned from the Board of Directors due to his relocation to Destin Florida. With his calm demeanor, good negotiating skills and keen insight, Don was a considerable asset to the Board of Directors and will be missed. At the same time, we are pleased to announce that Marie Rapp was appointed to the Board of Directors at our February 16th meeting, replacing Don. Marie maintains her primary residence at Jupiter Bay, spends most of the year here including the winter months, and is well known in the community. Per our documents and Florida statutes, Marie will fill the unexpired term of Don which will continue until the spring of 2017.
- Regarding the upcoming April 2nd Owners meeting and the voting for board directors, I can now announce that the Association has received Intent to be a Board Member Candidate forms from three of the incumbents (Alma, Daryl, and Frank) and no others, which means that there will not be an election this year. These three current board members will begin a new two-year term on April 2, 2016.

- Many other important items were presented at our February board meeting, and this newsletter will cover several of the items presented.

Treasurer's Report:

- The Association made a lot of progress in 2015 restructuring, simplifying, standardizing, and automating its accounting records. We outsourced our bookkeeping to a professional bookkeeper, migrated to new accounting software, simplified our chart of accounts, standardized monthly financial reporting, developed a new reserve schedule, automated our annual budgeting process, restructured our reserve investment account CD laddering, and managed and funded the Villas Building Restoration Project.
- The Association's operating and reserve account fund balances were \$141,452 and \$1,216,351 respectively at yearend, 2015 and \$286,356 and \$1,300,213 respectively at January month end.
- In 2015, \$2,045,072 was spent against a \$1,901,562 budget. We also brought in an additional (unbudgeted) \$22,880 from late fees, transfer fees, owner reimbursement and miscellaneous income.
- Per the above figures, we ended last year over budget by \$143,510. The budget variance was mostly due to:
 - Legal Fees (\$50,224 over budget) due to major litigations early in the year;
 - Building Insurance (\$30,291 over budget) due to a 7% unanticipated February increase in Citizens wind insurance premiums;
 - Lake/Irrigation Maintenance (\$29,522 over budget) due to lake pollution, irrigation line breaks, and East irrigation upgrades;
 - Generator & Alarms (\$19,368 over budget) due to East generator repair and maintenance and fire sprinkler/alarm repair and maintenance; and
 - Bookkeeping/Accounting (\$14,775 unbudgeted) largely offset by salary saves.
- All buildings/associations except the Villas built their reserves during 2015. The 2015 yearend reserve balance was \$1,225,545, a \$128,761 increase over 2014.
- At yearend 2015, owner delinquencies totaled \$9,345. Four owners owed \$1,000 or more, and two of them are at the attorneys for collection.

Property Manager's Report:

- In addition to the other items mentioned in this newsletter, the following were addressed:
 - Two outdoor fans were installed under the East pool pavilion roof.
 - An electric golf cart was purchased for the property manager's use in inspecting the property.

- The entranceway signs at U.S. Highway One, Indiantown Road, and the East D building were refurbished, primed and repainted.
 - The West pool ledge discoloration was remedied by Crystal Blue Pools. The finish was restored to its original clean look using an acid-wash solution.
 - Wind screens were installed around all four sides of the East tennis courts.
 - A wooden fence was installed around the air-conditioning units at the West D building.
 - A bench, donated by an owner, was installed along the sidewalk outside of the West A building.
 - We continue to address rodent problems within the trash room area of building West D. Rat bait was placed in the trash room soffit through drilled holes, and a screen was installed above the rollup door to block access.
 - The attic access door in the East D Building was refurbished and repainted.
 - A source for the steel attic doors used in the West buildings was found, and we've begun replacing rusty doors.
 - We've also found a source for fiberglass front condo doors and have begun using them for replacement of rusty metal doors.
 - Additional "No Parking" signs were installed along the U.S. One entranceway.
 - 25 concrete bumper blocks were purchased for replacement of broken ones throughout our parking lots.
- The Association spent \$4,179 for our AT&T office and pool phones last year, the bulk of which (\$2,820) was spent for our office phones. To significantly reduce costs, we are switching to an Internet phone service from Ooma, the #1 VoIP (Voice over Internet Protocol) provider for small business. This will reduce our monthly phone bill from \$243 per month to \$70 per month. We're also looking for ways to reduce our pool phones costs.
 - A group of East owners are pursuing purchase of a gas grill to be located within the pool fence area and will be providing their proposal to the Board.
 - We continue to conduct weekly meetings between the Property Manager and Board President to review and update our weekly priority task list. Any owner issues brought to the Board's attention are discussed at this meeting.
 - We are still seeking an Association Engineer to conduct building inspections, address replacement item specifications, and assist with major projects. The quote that we received from one engineer, who wanted a monthly retainer, was judged to be unacceptably high.

Landscaping:

- Both Bill Antilety (West) and Jim Murdock (East) are working with Alma and Reggie to improve the landscaping at Jupiter Bay.
- The following landscaping projects were completed:
 - Restoration of the villas landscaping that was damaged during construction.
 - Placement of 3,840 bags of red mulch and planting 1,500 annuals,
 - Replacement and expansion of the landscaping around the U.S. Highway One entranceway.
 - Planting of 17 palm trees along Palm Avenue and other areas throughout the property.
 - Addition of topsoil and sod replacement along the new concrete sidewalks.
 - Planting of a Bismarck Palm tree adjacent to the West pool pavilion.
 - Replacement of shrubs around the East pool with 118 Clusia (outside the fence) and 20 Trinettes and 25 Ixora (inside the fence).
 - Planting of a Bismarck Palm, 40 white Begonias and 20 Flax lily plants at the West F building.
 - Planting of three Christmas palm trees, a Gardenia tree and 20 Bouganvilla at the East C Building.
 - Removing two palms at West D Building which were damaging a screen enclosure.
 - Treating the grass with annual weed and feed granules and liquid application to remove weeds and enhance growth and health in the sod.
- The Landscaping Committee still has approximately \$5,000 to spend which may be used as the Association's contribution toward the Jupiter Neighborhood Grant (see below).

Concrete Sidewalk Replacement:

- As reported in the December Newsletter, the concrete sidewalk around the West lake has been repaired many times, resulting in a patchwork of uneven blocks with many cracks and seams. Also, there are low places where rain/sprinkler water collects. Complete Repairs, Inc., the same vendor who did the Villas Restoration, was contracted to replace the broken sidewalk blocks.
- Major sections of the concrete sidewalk along the lake from the West pool to the West D building were replaced. In addition, sidewalk blocks at the trash bin areas of A, D and E West buildings were replaced.
- The \$42,838 total cost of this project, which was completed in February, included:
 - Breaking up, removing, and hauling away current sidewalk blocks.
 - Grading of areas to assure proper drainage. Providing and installing drains, compacting and filling with rock, and raising any sunken areas.
 - Replacing over 1,200 square foot of concrete.

Lighting

- Several major lighting upgrades were completed, including:
 - The post light and sidewalk lights near the maintenance shed, which were not working for many months, were repaired.
 - A missing pole light along the US Highway One entranceway was installed. This is the pole light near the Portobello Restaurant that is believed to have been destroyed in a hurricane and never replaced.
 - The Villas parking lot timers were replaced with photo cells to assure full lighting from dusk to dawn,
- Additional lighting upgrades are being planned or researched, including:
 - An additional FP&L street light along Palm Avenue near the East entranceway.
 - Villas lighting upgrades including entranceway pole lights and lights around the buildings.
- The Board has agreed to repair as needed and leave all holiday lighting on through the end of March and then shut them off for the summer.

Elevators:

- Jupiter Bay has ten elevators, four in the East and six in the West. All are serviced by Otis Elevator Company as part of \$29,415 annual service contract.
- According to Otis' records, our elevators have had an average availability of 99.8% with a total of 41 service requests over the past year. As expected, most of the service requests have occurred during the peak usage periods of September through March.
- Other outages can occur when the fire protection systems are being serviced, and we are taking measures to minimize the resultant downtime and provide improved owner notification.
- The Association has held recent meetings with the Otis Service Account Manager to better understand the reasons for the elevator problems and to see if additional measures can be taken to ensure: improved reliability, faster service request response time, and greater availability.
- We have asked Otis to evaluate our four East elevators to determine their condition and expected life. Also Otis has been asked to provide us a quote on the cost to refurbish East elevator controllers and door hardware. The West elevators were refurbished in 2009, requiring a \$1,800 per unit special assessment. The East elevators are overdue for a similar upgrade.
- The East elevator reserve account probably has sufficient funds to refurbish one of the elevators without requiring a special assessment. However, we are awaiting additional information from Otis before taking further action.

Neighborhood Matching Grant:

- Beverly Thompson, a resident at the Villas, is leading Jupiter Bay's efforts in filing for two Grants from the Town of Jupiter. Beverly has worked tirelessly meeting with the Town and with landscapers and signage companies to obtain plans, budgets, and proposals and in preparing the necessary documents.
- The first, the Community Building Grant (\$250.00) is to be used for projects that "introduce community members to one another and improve the social network of a defined neighborhood." An example might be a gathering of the owners of Jupiter Bay for a picnic, or a pool party. No Jupiter Bay match would be required for this grant.
- The second, the Community Enhancement Grant (up to \$5,000) is available to enhance the external appearance or security of the community. This grant would require a 50/50 match from Jupiter Bay. We would need to enhance an attribute of our community that "benefits the Town and can be viewed from a public road." Examples might be new signage, lighting, or plantings.
- "Community participation is a key element to this proposal as is the need for the improvement." So, if you haven't already done so, please sign up to commit an hour or two of your time to plant, dig, mulch, water, arrange, provide snacks and drinks for the workers, etc. Hand-written notes from members of the community supporting the project are also taken into consideration by the Town to decide whether to make the grant. The more members who sign up, the better the chances the Town will favor Jupiter Bay.
- The final date for filing the request is March 16. So, please sign up at the office as soon as possible and/or deliver a hand-written note indicating you are in favor of Jupiter Bay applying for the Grant. The Town's Selection Committee needs to know that you support the project.

Barbecue Jubilee:

- All Jupiter Bay residents and staff are invited to attend a special Jupiter Bay Barbecue Jubilee on March 9 at 5:00 PM at the West side pool area. The cost is \$10 per person with sign-up posters at both pools. Cash only will be collected prior to entering the pool gates. Any net proceeds will be returned to the Association to help offset cost of the grills.
- The menu for the buffet, prepared and grilled by Peter Kurto, will include: sliced oven-roasted grilled Jamaican pork roast (not spicy) dry rubbed for three days, grilled vegetable pasta salad, marinated Bocconcini mozzarella salad with local garden ripened tomatoes, buttered rolls and cookies.
- Please sign up by Sunday, March 6. Bring your own plates and silverware - napkins will be provided. The Beach House Restaurant will be selling cocktails inside and beer and wine outside, all at happy hour prices.
- We have so much to be thankful for, and by joining together we can enjoy the wonderful amenities we share. Our own famous Jim Cole will be singing for our musical enjoyment.

Restaurant:

- The Beach House Restaurant is now open from 11:30 AM until 11:00 PM seven days a week. Special menus were created for Super Bowl Sunday, Valentine's Day, and Mardi Gras.
- Friday nights are becoming Jupiter Bay nights at the restaurant. Remember to ask for your 10% resident discount. Please see the Restaurant Page of the Association's website for the Restaurant's regular menu.
- Bob Perrin, the Restaurant owner, has begun designing and estimating costs for completing renovation of the upstairs banquet room. This will include an elevator, new stairway, enlarged restrooms and a new floor covering.

Annual Memory Walk:

- On the evening of February 22, 2016, Jupiter Bay celebrated its fifth annual Memory Walk to remember and honor the lives of those family members and friends in our community who departed recently and in the past. More than 800 luminaries, each encased in an individual, hand-lettered bag bearing the person's name, were placed on the ground side-by-side, completely surrounding our 6-acre lake. After a supper served in the pool area, guests made the walk around the lake reading the names of their family members and all those being remembered. It was truly a sight to behold.
- More than \$4,000 in donations collected by the committee was distributed to Lupus Foundation, Lynn's Scholarship Fund and The Lord's Place (a homeless shelter). Julia Doherty, a Jupiter High School student and former resident of Jupiter Bay, collected more than \$925 to benefit The Lord's Place.
- The committee of Jupiter Bay residents is to be highly commended for its hard work and dedication to this project. All residents look forward to this annual event.

**The Jupiter Bay staff, management & Board would like to wish all
of you an enjoyable spring season in beautiful Jupiter Florida &
Jupiter Bay.**