



Jupiter Bay Condominium Association Newsletter

December 2018

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

President's Message:

- Litigation regarding the Association's restaurant and tennis courts is continuing. Discussions with a potential master lease purchaser are underway, and if successful would result in significant capital investment to totally renovate and upgrade the restaurant, including completion of the second-floor banquet room with elevator access. More complete information is provided below.
- We are getting ready for peak season. This included repairing the lake bridge, installation of decorative lighting, enhancing landscaping with mulch and annual plantings, and wrapping up concrete restoration projects.
- Our financials are sound going into next year. Despite several unpredicted extra expenses, we expect to end the year nearly on budget. Several unanticipated infrastructure projects, including replacement of the lake water replenishment system and repair of the lake bridge, are being funded with a special assessment. This is assuring enough funds in all individual reserve accounts, with a total reserve account balance over \$2 million.

Restaurant Litigation Update:

- The Board of Directors had a closed meeting on November 2nd with a prospective purchaser of the master Restaurant and Tennis Club Lease. The purpose of the meeting was to discuss terms and conditions for possible Lease assignment.

- Since that meeting, the Association's attorney has been corresponding with the prospective Tenant's attorney as negotiations continue. The prospective tenant is an investor who owns several other restaurants in the area and plans to sublease the restaurant to a professional restaurant operator.
- The Association has presented the Tenant's attorney with a list of requirements for a new Master Lease. These are summarized as follows:
 1. Dismissing all outstanding litigation regarding the existing Lease.
 2. Association approval of any subsequent lease transfer or subtenant/sublease. Lease cannot be hypothecated without prior written consent of Association.
 3. Renovation of the restaurant including minimum investment (capital improvement) requirements, compliance with all building codes and laws, installation of an elevator, and opening by September 30, 2019.
 4. Association to approve improvements including all signage and exterior changes to the building.
 5. Proper property/liability and wind insurance coverage.
 6. Restaurant must be open for at least nine consecutive months each year for lunch and dinner five days a week.
 7. Besides public usage, property is to be used as a recreation facility for use and benefit of Association members. Association to have use of second-floor banquet room for all Association meetings during morning hours. Use of this room and other restaurant areas for social functions (yoga, cards etc.) in the mornings from 9 o'clock to 11:30 AM with no usage charge.
 8. Association owns building contents and all improvements to the property.
 9. Adherence to Town of Jupiter noise restrictions and Association's quiet hours period (10:30 PM to 8:30 AM).
 10. Strengthened lease default language including waiver of jury trial and acknowledgment to applicability of summary procedure should default occur and not be cured.
- The prospective tenant has tentatively agreed to most of these requirements in exchange for a significant increase over the current 14-year remaining lease term.
- We hope to hear one way or the other within several weeks that a deal can be made with this investor. If not, we will aggressively pursue other alternatives to improve and reopen our restaurant as soon as possible.

Lake Irrigation Water and Lake Bridge:

- As a reminder, the \$210 per owner special assessment for replenishing related reserve accounts was due on December 1st. Payments received after December 1 will incur a \$25 late charge and 15% annual interest from December 1st until paid.
- The lake bridge repair was completed (see photo), and the bridge was reopened for use on November 10th. Additional patching, repainting and bridge lighting repair is scheduled.
- Now that new pumps and water lines are delivering 400 gallons per minute of water into the lake, we are experiencing problems with maintaining the proper lake water level. The current system, which uses a switch in the pump room, is proving to be unreliable. Our plan is to replace it with a new switch located in the lake at the waterfall area. This will require installation of an electric line from the pumphouse to the waterfall. Work is being planned and estimated for completion in January.



Comcast Services & Billing:

- We met with Steve Fondacaro, Manager, Community Account Representative and Michael Lerner, Manager, Xfinity Communities on October 15th to get answers to questions and resolve issues regarding Comcast cable installations and billing.
- If you haven't already had your new equipment installed, the second three-month free Professional Installations period is November through January. Installations after January will incur the regular \$60 installation fee.
- Any remaining installation issues can be brought to the attention of our property manager who will in turn contact Comcast's Community Account Representative, Lauren Fischbach, for resolution. Post installation service issues can be reported via 1-800-Comcast.
- Because of confusion as to when (July or August) bills would be adjusted for the newly contracted services, Comcast agreed to refund \$25 to all the 111 accounts that paid for Internet services in July that were later covered under the new contract.

Impacted owners should see this credit on their account.

- Comcast began adjusting accounts in August for Association-provided Internet services. If you are renting a modem from Comcast, your bill will be adjusted when the modem is returned, which typically occurs during the Professional Installation. Extra channels and features should have transferred with the new contract and equipment.
- The new wireless Gateway that's included in our contract, is a combination modem and router, which means that any previous router that you were using can be eliminated. The Gateway is also configured for voice for anyone who wishes to subscribe to this optional service. Owners interested in Comcast phone services should check for current promotions. Prior promotions may have expired during a service suspension period.
- The Jupiter Bay Condominium Association is being added to Comcast's Bulk Center of Excellence program. This entitles us to a specialized customer service call center and on-site training classes.
- As a reminder, WiFi Internet service is available at both the East and West pools. You can log onto this service using your Comcast user ID and password.
- Your current quarterly maintenance assessment covers the new monthly rate for cable and Internet of \$71.76, including tax.

Financials:

- The Association is projected to end 2018 within 1.0% of the budgeted expense forecast. Attorney expense, driven by the restaurant litigation, is significantly over budget while cable cost, impacted by delayed Comcast implementation/billing, is under budget.
- We expect to have \$2.0 million of reserves at yearend, 87% of which is owned by the individual associations/buildings. All but \$234,000 of this is invested in CD's yielding 1.15% to 2.75% interest and earning over \$22,000 annually.
- The Proposed 2019 budget, sent out to all owners on October 31st, was approved at the November 14th Budget Board meeting. Copies of the Approved Budget, which didn't change from the proposed one, can be requested (via phone or email) or downloaded from the Association's website. Also, the website shows the new quarterly maintenance fees and a comparison of budgets from 2011 through 2019.

- Maintenance Fees have increased from a range of \$45 to \$102, depending on association, bringing the average quarterly maintenance to \$1,577 or \$526 per month. Most of the increase is due to the Association paying for a full year of Internet services for our 359 owners. In addition to Internet services, the Association pays for many other unit-related services including water, sewerage, trash collection, cable TV, and property & wind insurance. Homeowners are responsible for electricity, property tax, telephone and homeowners (HO6) insurance.
- Quarterly Maintenance Assessments for 2019 are as follows:

\$1,560 - East	\$1,592 - West C
\$1,479 - Villas	\$1,593 - West D
\$1,634 - West A	\$1,590 - West E
\$1,602 - West B	\$1,616 - West F
- Payments are due on the first day of each quarter. Payments that are not received by the 10th day of the quarter will be charged a \$50 late fee and 15% interest from the first day of the quarter until paid.
- New coupon books for 2019 will be sent later this month to all owners who have not subscribed to BB&T's Association Pay. If you've subscribed to Association Pay, your quarterly maintenance assessment will automatically be changed to the new payment amount, and the new amount will be deducted from your bank account on the 3rd day of each quarter (or next business day).

Landscaping:

- The Association spends over \$150,000 each year for landscaping, 60% of which is for routine mowing and edging. The rest is for tree/shrub trimming, fertilizing, insecticide, mulch, annual plantings and new/replacement trees and shrubs.
- A significant expense occurs in November and December as mulch is applied and annual plantings help prepare for peak season. In addition, this year



we're replacing the aging hibiscus plants at the southern side of the West Pool with a row of Clusia (pitch-apple) plants (see photo).

- Because of this end-of-year expense which is exceeding budget, we are delaying several landscaping projects until next year, including the replacement of shrubbery damaged by the backflow valve installations at the Villas and West buildings.
- Under Christine Hawkins' leadership, a group of women purchased and installed flowers and pots around the East and West pools. We thank them for this addition that further enhances our pool areas.

Bocce Ball

- Bocce Ball activity is ramping up at Jupiter Bay. The women's league plays every Saturday at 9:30 AM, and the men's league plays at 1:00 PM on Wednesdays. Anyone interested in playing should just show up at these times or contact Millie Condon (561-339-4924) for the woman's league or Frank Kenya (561-512-7058) for the men's league.
- As we get into peak season and the number of interested players increases, couples teams will be formed.
- Because players have expressed concern regarding the lack of shade at the Bocce Ball court, we plan to have Reggie explore the possibility of planting trees at court ends.

Decorative Lighting

- In early November, Randy's Holiday Lighting installed decorative lights throughout the Association property at a cost of \$6,587. To save money we decided to have our maintenance staff maintain lights on the bridge and entranceway signs.
- Normally, Randy's company removes the lights during the month of January. Keeping them up beyond January would require the Association to purchase the lights at an additional cost of \$1,284.
- The idea of keeping our decorative lighting up all year has been discussed at several board meetings. Whenever meeting attendees were asked whether they support this idea with a show of hands, there was overwhelming approval.
- Based on owner input, the Association has started discussions with three different vendors (Randy's Holiday Lighting, Holiday Lighting Designs, and Zimmerman Tree

Service) to determine the cost of installing and maintaining our decorative lighting 365 days a year. If this can be done for a reasonable cost, it will be considered.

Elevator Performance Data:

- The property manager and Board of Directors are aware of the many elevator outages particularly in the West C and F buildings. We continue to monitor the situation and work with Otis to find more permanent resolution.
- Following is the elevator performance report for the past 90 days:

Building	Service Calls	Maintenance Visits	Availability
West A	1	1	99.9%
West B	2	1	99.7%
West C	3	2	97.6%
West D	0	2	100%
West E	0	2	100%
West F	6	2	98.6%
East A	1	2	98.6%
East B	0	0	100%
East C	0	1	100%
East D	0	1	100%
TOTAL	13	14	99.56%

Wishing all our residents a very enjoyable holiday season.

**Please call the Association Office at (561) 746-5857
with any comments or questions**