

THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Thursday, August 2, 2007 -- 5:30 P.M.
Location: Bristol Management Services**

The meeting was called to order at 5:30 p.m. by the Secretary and it was noted that notice of the meeting was duly given and a quorum was available.

The following were present:

Emily O'Mahoney, President
Charles Piver, Treasurer
Thor Evensen, Secretary
Bill Thompson, Director
Mike Stevens, Director
Dr. Dave Thomas, Director

Vern Hetherington, LCAM, Bristol Management

MINUTES

Motion was made by Bill Thompson to accept the minutes of June 7, 2007 as presented, Motion was seconded by Charles Piver. All Approved the Motion.

FINANCIAL REPORT

The Financial report was provided by Charles Piver.

A Motion was made by Bill Thompson to accept the Financial Report as presented, Motion was seconded by Mike Stevens. All Approved the Motion.

COMMITTEE REPORTS:

ARB Committee – The following application were reviewed by the board of directors.

2007-111 “6664 Lost Lake Court “

The Board had a discussion on the request for the flat roof screening and perimeter fencing.

A Motion was made by Thor Evensen and Seconded by Mike Stevens to Deny the request for the room enclosure because enclosing patios with flat roofs is not permitted per the Covenants. The Fencing is conditionally Approved pending a landscaping inspection and Approval by the President, Emily O'Mahoney. All Approved the Motion

2007-125 “18967 Still Lake Dr.

There was a general discussion on the statues and possible deficient landscaping. It was determined that landscaping issues should be treated as a separate mater.

There was a Motion by Mike Stevens to Approve the application as submitted. The Motion was Seconded by Charles Piver. All Approved the Motion

The Board had a general discussion on open ARB issues from the last meeting and their status. The Status is below;

Kalish – 6325 Winding Lake

Attorney advised that the issue was being set for arbitration. The resident had presented ARC applications during the past week for painting, which was approved prior to this meeting. The resident submitted landscape ARC application and that is pending approval after inspection by the president.

Engeman—2007-051

Attorney advised that the issue was being set for arbitration. There has been no response from the resident.

Begley--#2007-84

The application for the Tiki hut was not approved at the June 2007 meeting. The Board is questioning both the Tiki hut structure and the fact that the pool patio and fence were not installed per approval. The Board had previously requested that the owner provide a copy of the Town permit and a current survey that shows the tiki hut, fence and patio. Bristol is to contact the owner concerning the status of the Board's request for information.

Landscaping/Irrigation

David Ward was absent and nothing was available to report

Lakes/Parks.

Advised that the lakes look pretty good.

Crime Watch

Nothing to advise on at this time.

Communication/Newsletter --

August 16th deadline for July.

Welcome Committee –

No new sales, nothing to present at this time

Old Business

1. The Board had a general discussion regarding the umbrella option and instructed Bristol to have the umbrella policy include the D&O policy.
2. There was a general discussion regarding the security camera installation for the front entrance. The board instructed Bristol to continue with the proposals and report back to the Board.

New Business

1. General discussion on the request by the resident on Jeanette Way to allow them to install a shield or blacken out the rear part of the light to eliminate the illumination into their home. The Board expressed no opposition to the idea but pointed out that the Association does not own the light and that the resident needs to obtain the permission from the owner, the Town of Jupiter.
2. There was a short discussion by the board on the request by 18168 Lake Bend Dr for the Association Motion to replace missing landscaping on the perimeter area of Central Blvd that was lost in the 2005 storm season. Charles Piver made a motion to table the issue until after the current storm season. The Motion was Seconded by Emily O'Mahoney. All Approved the Motion.

There being no further business, a motion was made by Charles Piver and Seconded by Dr. Dave Thomas to adjourn the meeting at 6:40 p.m.

Next Board meeting will be September 6th, 2007 at 5:30 PM at Bristol management office.