

THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Thursday, October 4, 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 left meeting at 6:15PM
David Ward, Vice- President
Charles Piver, Treasurer
Bill Thompson, Director
Mike Stevens, Director
Dr. Dave Thomas, Director

Vern Hetherington, LCAM, Bristol Management

MINUTES:

Motion was made by Dr. Dave Thomas to accept the Minutes of September 6, 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 Dr. Dave Thomas to accept the Financial Report as presented; Motion was seconded by Mike Stevens. All Approved the Motion.

Motion by Charles Piver to obtain a \$50 gift certificate for Winnie Woodward as an appreciation for the work as the Property manager for the Shores HOA. The motion was Seconded by Mike Stevens. All Approved the Motion.

Motion by Charles Piver to create a Nomination Committee for the upcoming Annual Meeting Elections and to have Bill Thompson Chair this Committee. Motion was seconded by Dr. Dave Thomas. All Approved the Motion.

The Board had a general discussion regarding upcoming meetings and decided to have the budget Meeting sometime in late December and the Annual Meeting sometime in January.

COMMITTEE REPORTS:

ARB Committee – ARB Status report

a. Engeman (2007-051) 18898 Still Lake Drive

The board had a general discussion with the Homeowner, who was present. Mr. Engeman submitted a survey indicating hardscape improvements and landscaping items. The President has signed off on that survey.

Mike Stevens made a Motion that upon the homeowner submitting an ARC application accompanying the drawing and a \$50 late fee, he would Approve the new ARC application as well as the old application relating to the house construction. The motion was Seconded by David Ward. All Approved the Motion.

b Begley (2007-084) 6593 Woodloch Court

Improvements to the Begley rear yard the following motion was presented and approved

Mike Stevens made a Motion that the ARC be approved upon the homeowner, Mr. Begley, providing a new ACC application accompanied with the below information. The Approval will include the below conditions.

The motion was Seconded by David Ward. All Approved the Motion.

INFORMATION TO BE INCLUDED

- Site plan/drawing showing the expanded pool deck as built
- Site plan/drawing showing the fencing as installed
- Description/photograph of rear patio enclosure as installed (**enclosing flat roofs that have mansards are now acceptable**)
- Tiki Hut description/photo along with dimension and location detailed on a site plan/drawing.
- \$50 late filing fee.

Conditions.

- The Tiki Hut must meet the Town of Jupiter's set back requirements
 - The recording of a legal document to run with the property requiring the perpetual maintenance of the hut to a level acceptable to the Shores as determined by the Shores ACC. This document is to run with the land is to be enforceable up until the time the structure is permanently removed. The preparation and recording of this document is to be completed by the Shores attorney with expenses reimbursed by the Begley's
- c. Koziol (2007-149) 6429 Winding Lakes**
Mike Stevens made a Motion that the ARC is **Approved.** The motion was Seconded by David Ward. All Approved the Motion
- d. Green (2007-150) 19135 Dawnwood Ct.**
Mike Stevens made a Motion that the ARC is **Approved.** The motion was Seconded by David Ward. All Approved the Motion
- e. Benson (2007-152) 18546 Lake Bend Drive**
Mike Stevens made a Motion that the ARC is **Approved.** The motion was Seconded by David Ward. All Approved the Motion
- f. 6049 Winding Lake**
The Board confirmed that the homeowner will need to replace the palm tree. It must have 8 feet hardwood clearance. The homeowner may install the tree to another part of the property if they cannot locate it in the original location. The Homeowner will need to complete an ARC application for the location of the tree.
- g. 6037 Winding Lake**
The Board decided that the homeowner will not need to plant a tree in the swale. The Board made this exception based on aesthetics.
- h. 6285 Winding Lake**
The Board has indicated that the homeowner will need to supply a copy of the approval from the builder or documentation that the builder did indeed install something different that was approved by the original plats. If the homeowner cannot provide this documentation, the homeowner will need to install the missing tree.

Landscaping & Irrigation Reports:

Board had a general discussion regarding the mowing of the property next to the Cypress Cove area that they approved last month. The additional cost is \$2700 per year. Board was in agreement that this was acceptable.

Lakes & Parks:

Charles Piver advised that the lakes and parks look good. .

Crime Watch:

Dr. Dave Thomas advised that there were several minor vehicle burglaries of unlocked vehicles recently. Also, requested a "Calls For Service" report for the past 60 days for the next meeting.

Communication & Newsletter:

Next news letter deadline is October 17.

Welcome Committee:

Nothing to report

OLD BUSINESS:

a) Board had a general discussion regarding the painting of the monuments.

Motion was made by Emily O'Mahoney to appoint David Ward to handle and oversee the monument painting including the selecting of the contractor and the paint colors. The Motion was Seconded by Charles Piver. All Approved the Motion.

b) General discussion regarding the increase of cost concerning the electrical work at Central & Church. The Board was in agreement that the over cost for Bill Gilbert was unavoidable because of the location that FPL provided for the service point and that no Board action was needed.

NEW BUSINESS:

General discussion by the Board regarding 2008 draft budget.

Motion was made by David Ward to adjourn and was Seconded by Charles Pivers. All Approved the Motion at 6:53pm and the next meeting was set for November 1st , 2007.