

JUPITER BAY CONDOMINIUM ASSOCIATION, INC.

275 PALM AVE., D-105, JUPITER, FL 33477

BOARD OF DIRECTORS MEETING

THURSDAY, DECEMBER 1, 2022

353 US Hwy 1 Jupiter, FL 33477

10:00 AM

TWISTED TUNA (UPSTAIRS)

MEETING MINUTES

UNAPPROVED

1. **Call to Order – President Jim Kalec called the meeting to order at 10:00 a.m.**
2. **Determine a Quorum – Secretary Frank Kania called roll and determined the following: Members present were President Jim Kalec, Treasurer Don Spieller and Secretary Frank Kania. Vice President Ty Smith was present via phone. Not present was Director Susan Guthrie. With four members present a quorum was established.**
3. **Approval of Minutes – Don Spieller made a motion to approve the minutes from the 11.10.2022 and 11.17.2022 Board of Directors meetings. The motion was seconded by Frank Kania. All in favor, motion carried.**
4. **Insurance Discussion – Jim Kalec explained that four different insurance agencies were interviewed, on two occasions each, including our present company, RV Johnson. He went on to say that with the unprecedented increases to our policy over the previous two years we must do our best to make sure the right agent is presenting us in the best possible light to the underwriters. Kalec further added that Brown and Brown stood out as being the most aggressive with their plans for promoting Jupiter Bay as a progressive, safety minded community. He also said that they had their own risk management inspector take a tour of the property and submit a narrative about the positive conditions he found. Since the agents do not set or negotiate pricing, our property must be made to stand out above others to get the underwriters to want to take us on Kalec added further. He suggested that once all the variables were weighed, he felt that our best option moving forward was to go with Brown and Brown. Kalec concluded that the policy period is only for one year and we would evaluate staying with Brown and Brown or moving back to RV Johnson or moving forward with a different agency towards the conclusion of this period as it is a continual effort towards cost containment. Don Spieller made a motion to move to Brown and Brown for insurance. The motion was seconded by Frank Kania. All in favor, motion carried.**

5. **Adjournment - Don Spieller made a motion to adjourn the meeting. The motion was seconded by Frank Kania. All in favor, motion carried. The meeting was adjourned at 10:17 a.m.**

A handwritten signature in blue ink that reads "Frank Kania". The signature is written in a cursive style and is positioned above a horizontal line.

Frank Kania, Secretary