



## Jupiter Bay House Committee Meeting Minutes



Date: May 13, 2022

Chairman: President Jim Kalec

**Attendance:** Don Spieller, Louis Pope, John Mangan and Property Manager Chris Sands

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### AGENDA ITEMS

- 1.) **WELCOME** (Jim Kalec)  
Opened the meeting at 1:00 PM.
- 2.) **Motion by John Mangan to accept minutes of the April 1, 2022 House meeting was seconded by Chris Sands and the motion was carried unanimously.**
- 3) **Review of Current Projects-** (Jim Kalec and Chris Sands)
  - A) Camera Surveillance- Chris met with two new camera security firms earlier this month regarding placement, specs and costs. Proposals will be submitted by the end of May.
  - B) Lake Level Issue – Installation of automatic float switch was completed on 4/1/22 by Eric Oliver and calibration was completed in mid-April.
  - C) Trash Room Doors – We are in the process of having our general contractor secure the permits for this project. He was at Jupiter Town Hall today to review the wind mitigation information requested by the town. Installation of 41 new trash doors should be started by 7/1/22.
  - D) Wet Floor issues – Our maintenance team will install a 6 inch by 24-inch sandpaper type product to be placed on the catwalk stairsteps on the East side. This project will be completed by June 30, 2022.
  - E) D, E and F Resurfacing Project – All County Paving will start the project on 5/17/22
  - F) West Pool Resurfacing – The project will start on 7/12 and will be completed within four weeks of the start date. The board of directors voted at the April 14 meeting approving Bluewater Pools as the vendor for the project. Bluewater was \$3,500 lower than the Pool Doctor and they offered a \$10,000 savings on the tile that will be used to purchase new pool lounge chairs for the West pool.
  - G) West Lake Sidewalk – Repair of cracks started on 4/1/22 and was completed on 5/12/22.
  - H) Swaysland 13-unit project on the West Side – Daniello, Salazar & Sons (\$299,500) bid was unanimously approved by the board of directors on February 16, 2022. The board

voted to approve the contract at the April 14 meeting. The contract was signed that afternoon and a letter of commencement was submitted to the town the following week by Daniello along with a complete set of plans and specifications for the project. Daniello will start on 7/12/2022

- I) Lake Fountain – The Town of Jupiter reimbursed our condo association with a \$12,500 EFT (electronic funds transfer) in mid-January. This payment represents 50% of the project cost. Linda Stumpf, our bookkeeper, has placed this amount in our Reserves on the Common Area line for bridge, lake and tennis court taking the total to \$25,700
- J) East Side Tennis Court – Three bids were submitted to resurface the two tennis courts on the East Side. There is \$25,700 in the reserve account for this project. Armour Courts bid \$21,000, Professional Tennis Court Services bid \$24,843.90 and Ryan Lauer bid \$11,400 and he is including two new nets in the bid. Ryan has worked on other Triton properties, and he is recommended by Summerfield in Stuart. Louis Pope made a motion to recommend to the board Ryan Lauer for the East Side Tennis Court Project. It was seconded by John Mangan and approved unanimously.
- K) West Side Roofs – All six roofs are 18 years old or over and the new insurance guidelines are to not have roofs over 12-15 years of age. There is a potential insurance savings of \$100,000 - \$200,000 if these roofs are replaced and retro-fitted. We have reached out to five roofing companies to secure bids by 9/1/22.
- L) Town Planning Meeting – Chris Sands, Jim Kalec and Paula Marra had a Zoom Meeting with Garrett Watson from the Jupiter Town Planning Board. The Twisted Tuna has requested to convert the current maintenance shack to office space. This provision is in the lease agreement signed in May of 2019 and this Easement would result in a payment of approximately \$235,000 to the Jupiter Bay Condominium Association. This would result in a new maintenance shack to be located on the East Side and potentially be involved in a larger project that would move the office to the vacant lot located on the East Side. This is the beginning of a long process as site plans, landscape plans, traffic impact studies, architectural renderings, including plans and specifications and ADA compliance issues must be presented to a Town Development Review Committee. The estimated cost to conduct all of this research is in the \$50,000 - \$60,000 range. The timetable for additional meetings with the town has been moved to 2023 as the current operating budget has not allocated these funds.

Motion to Adjourn Meeting by Don Spieller and Seconded by Louis Pope

Motion Approved: 100%

Meeting Adjourned at: 1:30 PM

Submitted by: Jim Kalec...Scribe      Date Submitted: May 14, 2022

Next Meeting: Early September at Twisted Tuna (Upstairs)