

**JUPITER HARBOUR CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING**

There will be a meeting of the Board of Directors of the Jupiter Harbour Condominium Association, Inc. on **Tuesday, June 23, 2026** at 10:00 a.m. at Jupiter Harbour Pool House, 1000 N US Highway One, Jupiter, FL. Available via Zoom, audio only, no video. The purpose of the meeting is stated below:

**AGENDA BOARD OF DIRECTORS MEETING**

- |  | <u>Board Member or Lead</u> |
|--|-----------------------------|
| I. Call to order   | Mary Martyny                |
| II. Roll call  |                             |
| III. Proof of notice   |                             |
| IV. Minutes: Motion to dispense reading and to approve the May 25, 2026 Board of Directors meeting.                              |                             |
| V. Report of Officers:   |                             |
| A. Treasurer's Report:   | Sheldon Gawiser             |
| 1. Account Status (as of May 31, 2026)   |                             |
| Operating Accounts: \$620,671.52   |                             |
| Reserve Accounts: \$2,058,175.71   |                             |
| Prepaid accounts: \$19,283.00  |                             |
| 2. Statement of Revenues & Expenses: Review (operating)  |                             |
| 3. Complete the discussion on investing association funds with Flourish Cash.  |                             |
| 4. Association received insurance claim refunds and income tax overpayment for a total of \$15,568.00.<br>Posted back to budget. |                             |
| VI. Committee Reports:   |                             |
| A. Landscaping   | Mary Martyny                |
| B. Maintenance   | Nigel Harvey                |
| C. Architectural Review Board: JA302- Complete interior remodel  | Jim Ayers                   |
| D. POA: Updates  | Barbara Ranallo             |
| VII. Unfinished Business: None   | Joan Schmidt                |
| VIII. New Business:  |                             |
| 1. Proposal from Image One Landscape for annual tree trimming \$19,750.00.   |                             |
| 2. Proposal from CQC to replace Jamaica elevator room A/C unit, \$5,630.00.  |                             |
| 3. Discussion: Cost associated with an ESA request.  |                             |
| 4. ESA application, purchaser BE103.   |                             |
| 5. Discussion: Workshop on potential long-term projects.   |                             |
| IX. Adjournment  |                             |

Next Regular Board Meeting: **Tuesday, June 23, 2026 at 10:00am**  
Posted/emailed: 05/22/2026

palms in POA land. The change in software from GateKey to EntrancelQ, which is a better product for a better price, will take place next month. The tennis screens will come down in early June.

Unfinished Business: None

New Business:

6. Proposal from Ocean Electric Services to replace existing Federal Pacific main breaker panel and two disconnects located in the Bahama building, \$6,450 plus permitting, drawings, calcs, per building. It was motioned by Sheldon Gawisr to approve the work for all five buildings. This motion was seconded by Tom Laboon, discussion, all in favor, motion passes unanimously.
7. Sale of BE103, Gugliucci to Sher with the standard approval conditions. Sheldon Gawisr motioned to approve the sale with standard conditions, this motion was seconded by Tom Laboon, all in favor, motion passed unanimously.
8. Sale of BE205, Coburn to Stefanski with standard approval conditions. Sheldon Gawiser motioned to approve the sale with standard conditions, this motion was seconded by Tom Laboon, all in favor, motion passed unanimously.
9. Lease for EL403, Mirkin, lease dates 11/1/2026-05/01/2027. Tom Laboon made a motion to approve the lease. Sheldon Gawiser seconded, all in favor, motion passed unanimously.

Maintenance Issues: Manager has requested pricing from Jupiter Plumbing to exercise and clean water shut off valves yearly. There are 30 valves in total. Fire sprinkler and alarm (1/4) – completed, Bahama trouble signals addressed. Pool furniture company to return to adjust lounge chaises. Bermuda trash room A/C is leaking, service has been requested.

Maintenance Repairs: Plumbing: Leak EL303 utility closet, responsibility of owner. Fire/Alarm System: Yearly inspection complete, some deficiencies to address, pricing from Summit Fire \$3,380.00. Pool/Spa: Heat pump # 4, compressor lockout, service request called in to Aqua Cal, potential warranty. Lighting: Some stripped hardware on wall fixtures that need CQC so bulbs can be changed. Generator: Tests okay. Building work: Repairs to stucco at BE105 patio ceiling and corner of Antigua building to be scheduled. Bahama Elevator: Manager is getting pricing on reskinning the first-floor stainless steel door covering due to chemical cleaner damage. Fire equipment: Five expired gauges on fire jockey pump replaced.

Misc:

Insurance carrier inspections: Property Carrier and wind carrier completed inspections. Currently we have only received back deficiencies report from the property carrier. The Federal Pacific common area circuit breaker box and elevator disconnect in each electrical room will need replaced by June 11, 2026 to avoid policy cancellation. Manager met with electrician and is awaiting cost. Insurance B&M claim has paid \$6,836.81 to date from fire pipe leak, balance pending. Elevator damage from Janitorial service insurance claim check should be received soon.

Board Member concerns: None.

Unit Owner concerns: Bahama elevator door stainless steel damage from incorrect cleaner, 1<sup>st</sup> floor. Manager to try a specific cleaner to see if this removes markings. Re-cladding the stainless on the door cost is \$3,224.00

Adjournment: At 11:32am Tom Laboon made a motion to adjourn the meeting, Nigel Harvey seconded, all in favor, motion passed. Next regular Board meeting Tuesday, June 23, 2026, at 10:00 am.

**JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING MINUTES May 26, 2026**

The meeting was called to order by President, Mary Martyny at 10:02 AM, meeting location pool house. The meeting was available via zoom, audio only, no video.

Board members present: Mary Martyny, President; Sheldon Gawiser, VP and Treasurer; Jim Ayers, Secretary; Nigel Harvey, Director; Tom Laboon, Director; Absent: Cheryl Rogers, Director.

Proof of notice: The agenda was posted and emailed on Thursday, May 21, 2026.

Minutes: Tom Laboon motioned to dispense reading and to approve the April 28, 2026 Board of Directors meeting minutes. Jim Ayers seconded, all in favor, motion passed unanimously.

Treasurer's Report, Sheldon Gawiser: Account Status (as of April 30, 2026). Operating Accounts: \$682,011.95, Reserve Accounts: \$2,055,905.91, Accounts Receivable: 1 unit in collections. Pre-paid accounts – \$19,283.00. Statement of Revenues & Expenses: Review (operating). Continued discussion of investing association funds, material was sent to attorney for review, verify funds always in association name in depository. Changes in Fannie Mae and Freddie Mac lenders were discussed; the association is in compliance with the lending changes. Motion by Jim Ayers to accept the Treasurer's report, seconded by Tom Laboon, motion passed unanimously.

Committee Reports:

Landscaping, Mary Martyny: The committee did not meet this month. The landscape crew didn't quite complete the list of trimming from the month of April but generally, the landscaping looks well maintained. Two very large branches have snapped off the banyan tree behind Bahama building. The mangroves have received the quarterly trimming.

Maintenance, Nigel Harvey: Upcoming projects: Carport storage door inspection and stucco and concrete work at 2 locations BE105 and corner of Antigua bldg. Pool heater/chiller #4 needs service.

ARB, Jim Ayers: Jim Ayers motioned to conditionally approve BE201 – Flooring, cabinets, and tops. Discussion: include ARB guidelines for opening walls for inspection during plumbing work. This motion was seconded by Sheldon Gawiser, and the motion passed unanimously.

ARB guidelines: Jim Ayers reviewed the current ARB guidelines pertaining to interior renovations and when the walls should be opened for the association to inspect cast iron sanitary lines. The language currently in place, as follows, appears to be satisfactory. INTERIOR - Renovations - Replacing Plumbing Paragraph II B 4 e, Replace plumbing: "A certified and Florida licensed Plumber must submit construction plans detailing the plumbing to be addressed. Should the Improvement effect the Common Area plumbing, **the Association shall have the option to contract with the Plumbing Contractor of choice for a second opinion at the Unit Owners expense** of the effects of the Improvement on the Common Elements of the Association. **Existing main sanitary drain lines must be exposed and inspected for damage or deterioration during renovation. The Association Property Manager must inspect these drain lines before the walls are closed.**"

POA, Barbara Ranallo:

Guard House Update: The old is down and the new has begun. The footings are being poured. It's a waiting game. After the concrete has been poured it has to be cured for a certain amount of time before moving on. The guards are doing pretty well. Ian is having bug issues since he works at twilight when the bugs become most active. If you are walking out of the community, please get a key from Jennifer to exit and enter through the other gate. Once the building starts there will be flagmen stopping traffic for a variety of reasons. Please aware and follow their directions. When exiting the community please stop at the stop sign and inch out to see traffic coming out of the restaurant parking lot. Some people are honking their horns and not being very kind to the guards. This must stop. Most residents are slowing down and obeying the guards and flagmen. Thank you for being patient with our guards, construction workers and flagmen. This too shall pass and we will have the most beautiful entrance in town. Other business: There will be a hard cut of the sea grapes along One and

**CQC Inc.**

Home Improvements and More..

NPB FL, 33408

[www.cqchomeimprovements.com](http://www.cqchomeimprovements.com)

# Proposal - AC Jamaica B.

---

Date: 05/27/2026  
Customer: Jupiter H Ass, Home No.: \_\_\_\_\_  
Street Address: 1000 N. US Cell No.: \_\_\_\_\_  
City/State/Zip: Jupiter FL, 33408 Work No: \_\_\_\_\_

AC elevator machine room

-service calls

-removal of existing damaged units

-run new power

-disposal of exiting units

-installation of new Mitsubishi mini split unit

-check existing tower for any structural damaged

4LIV09HP115V1AH

Labor and materials

\$5,630.00

Image One

4440 PGA Blvd, Ste 600  
Palm Beach Gardens, FL 33410

dsmith@thaneycpa.com

561-575-5753

# Estimate

Date	Estimate #
6/8/2026	1943

Name / Address
Jupiter Harbour Condo Assn c/o Dept 772 - Jupiter Harbour Condo Assoc, Inc. P.O. Bos 4579 Houston, TX 77210-4579

Item	Description	Cost	Total
Tree Trimming	TRIM TREES ON PROPERTY  SEE ATTACHED ADDENDUM A TREE COUNT  IMAGE ONE WILL MANAGE SUB CONTRACTOR, DAS TREE SERVICE  DAS TREE SERVICE WILL PROVIDE INSURANCE CERT NAMING IMAGE ONE AND JUPITER HARBOUR CONDO ASSOCIATION AS ADDITIONAL INSURED	19,750.00	19,750.00
Tree Trimming	Jurisdiction and venue for all actions relating to this Agreement shall lie in Palm Beach County, Florida and the agreement shall be construed according to the laws of the State of Florida. Owner agrees to pay all costs and expenses of collection of any unpaid balance due under this contract, including but not limited to costs to lien the property, file notices, and reasonable attorney's fees. Owner agrees to pay reasonable attorney's fees and cost in the event of any litigation arising from or related to this Agreement including any appellate matters.	0.00	0.00
		<b>Total</b>	\$19,750.00

Customer Signature \_\_\_\_\_