

JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERS' MEETING MINUTES
March 31, 2026

Meeting was called to order by President, Mary Martyny at 10:00 AM at the Jupiter Harbour pool house, Jupiter, FL 33477.

Determination of quorum: Mary Martyny announced there was a quorum of membership with 55 owners present either in person or via Proxy. There was also a quorum of the Board with all members present in person or via Zoom audio.

Proof of notice: The first notice of the meeting was mailed on February 2, 2026. The second notice of annual meeting was mailed February 27, 2026 also posted on the website and bulletin boards. Mailing affidavits created and posted on the website.

Minutes: It was motioned by Tom Laboon to waive the reading and to approve the minutes of March 31, 2025, Annual Members' Meeting, Cheryl Rogers seconded, no discussion, all in favor, motion passed unanimously.

Directors: Announcement of 2026 Directors continuing to serve two-year term ending in 2027: James Ayers, Sheldon Gawiser, Nigel Harvey, and Mary Martyny. Tom Laboon and Cheryl Rogers will begin their two-year term ending in 2028. One Director term is not filled and remains vacant.

Reports of officers: President: Mary Martyny provided a review of the major projects in 25/26 while encouraging owners to volunteer to be on the Board or a Committee. Treasurer: Sheldon Gawiser reported that the financial condition of the Association is very good, and the association is approximately \$150,000 under budget which is very close to the \$150,000 that was predicted to carry forward to the 26/27 budget. Reserves are fully funded on the component level. Insurance and reserve funding continue to be much of the budget at 62% although the association was able to see some savings on the windstorm insurance policy for this year. The 2024-2025 audit is complete and posted on the website.

Report of Committees: *Architectural Review Board:* Jim Ayers presented the summary of the 14 applications reviewed in 25/26. *Landscaping:* Mary Martyny provided a summary of the 25/26 fiscal year activities by the committee and the completed landscape projects by the association. The committee meets monthly. *Maintenance:* Nigel Harvey and Joan Schmidt provided a detailed report of the 25/26 fiscal year projects and maintenance completed.

Old business: None

New business: Jim Ayers motioned to waive the financial statement reporting requirements and authorize the preparation of a reviewed financial statement in lieu of an audited financial statement as permitted by 178.111(13) Fla. Stat. for the 2026-2027 fiscal year. Tom Laboon seconded, the motion carried by the Proxy votes 54 "yes" votes and 1 "no" vote. Motion passed.

Adjournment: Tom Laboon moved to adjourn the meeting at 10:33 a.m. Motion was seconded by Cheryl Rogers and motion approved unanimously.