

JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES April 28, 2026

The meeting was called to order by President, Mary Martyny at 10:00 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; Cheryl Rogers, Director.

Proof of notice: The agenda was posted and emailed on Friday April 24, 2026.

Minutes: Sheldon Gawiser motioned to dispense reading and to approve the March 27, 2026 Special Board of Directors meeting, the March 31, 2026 Organizational Board meeting and the March 31, 2026 Board of Directors meeting. Tom Laboon seconded, all in favor, motion passed unanimously.

Treasurer's Report, Sheldon Gawiser: Account Status (as of March 31, 2026). Operating Accounts: \$835,352.77, Reserve Accounts: \$2,053,806.58, Accounts Receivable: 1 unit in collections. Pre-paid accounts – \$351,001.26. Statement of Revenues & Expenses: Review (operating). Annual report has been filed with Sunbiz. Overage/surplus discussion for Y/E 2025/2026, we anticipated \$150,000 surplus that was returned to the 2026-2027 budget. The year-end overage is \$207,000; the remainder will be posted to the retained earnings. CPA: Manager is preparing year-end paperwork to be provided to the auditor. Information on investing of association dollars: Sheldon Gawiser provided information on "Flourish" investment services. The Board is in favor of speaking with the association attorney and CPA to verify investments follow the law and rules of funds protection. Motion by Jim Ayers to accept the Treasurer's report, seconded by Cheryl Rogers, motion passed unanimously.

Committee Reports:

Landscaping, Mary Martyny: The landscape committee met in early April and walked all courtyards and public areas of the property. Special pruning and shaping of the Jatropha trees and crotons throughout the property were identified. Two replacement sea grapes were planted at the south end of Bermuda building.

Maintenance, Nigel Harvey: Upcoming projects: Carport storage door inspection and stucco and concrete work at 2 locations BE105 and corner of Antigua bldg. Spa heater repair completed.

ARB, Jim Ayers: Jim Ayers motioned to conditionally approve EL205 Shutters and BE202 front entry doors. This motion was seconded by Tom Laboon, motion passed unanimously. Jim Ayers motioned to conditionally approve EL105, complete interior remodel. This motion was seconded by Cheryl Rogers, motion passed unanimously.

ARB guidelines: Jim Ayers and Tom Laboon will work to draft a new ARB guideline addressing opening walls in bathrooms during a full remodel to have the cast iron pipes exposed for inspection. This guideline will be presented to the Board for review and adoption.

POA, Barbara Ranallo:

Gate House Update

As you can tell, the demolition of the old guard house has begun! An archeologist will be on the scene during the demo to make sure there are no burial grounds. It should look like it does today with only a shift in the cones periodically. When the pergola goes on, there will be an extra guard that will be used to reroute any firetrucks that may have to enter. They will be directed to the gate by TH 818. This will take place for about a two-week period. Everyone will have to stop at the temporary guard house unless the guard on duty knows you and waves you through. Jennifer and Ian probably know just about

everyone. We are asking that everyone slow down and be mindful of workers and residents. Follow the progress on Vantaca at seabreezecms.com.

New Gate Access System Our current system is not meeting our needs, and they have no updates forthcoming. With the new system we are looking at, license plates will be used, renters will have their own access, and speeders can be caught to name a couple pluses. Jennifer and other communities have been very pleased with a system called EntranceIQ. The system checks off all our needs. Jennifer would like to see it go into effect June 1, so the learning curve can be achieved during the summer months. The next POA meeting will be held on May 11 at 4 p.m. ET. Your POA Board

Unfinished Business: None

New Business: None

Maintenance Issues:

- a. Inspections: Annual fire sprinkler April 14 and 15th. Semi-Complete, deficiencies to be addressed. Pump and Bahama fire panel left to test. Leak in fire sprinkler riser pipe at Bahama floor 3, wall was cut out on 2 floors for pipe replacement.
- b. Fire sprinkler and alarm (1/4) – completed.
- c. Two pull stations Antigua repaired from inclement weather.

Maintenance Repairs:

- a. Plumbing: Leak in BA102 guest bath, responsibility of the Association.
- b. Fire/Alarm System – Tested, okay.
- c. Pool/Spa: Spa heater repair.
- d. Lighting – Misc. building fixtures replaced as needed.
- e. Generator – Tests okay.
- f. Building work – Repairs to stucco at BE105 patio ceiling and corner of Antigua building to be scheduled in May.
- g. Bahama Elevator: 2 repairs, call button 3rd floor from inclement weather, complete circuit board replaced due to fire line flooding.

Misc:

- a. Administrative, mortgage questionnaire requests.
- b. Reminder to owners to close pool gate, umbrellas and return pool furniture to original position. Turn off water to unit when leaving for more than 7 days.

Board Member concerns: None.

Unit Owner concerns: Bill Frost submitted an inquiry regarding any potential berm project, valve and riser maintenance, prior A/C trench project, and leak detectors. Discussion: Tom Laboon is in beginning communication stages with the Natural Resources at the Town of Jupiter regarding water intrusion. Manager will be contacting Jupiter Plumbing to quote a yearly cleaning and exercising of all water shut-off valves that were located and identified in 2022. A/C trench project stubbing under walkway was completed, no further action needed. Discussed any ideas for leak detectors owners can install, no remedy found, encourage owners to shut their water off if they vacate the unit for more than a few days.

Adjournment: At 11:26am Tom Laboon made a motion to adjourn the meeting, Sheldon Gawiser seconded, all in favor, motion passed. Next regular Board meeting Tuesday, May 26, 2026, at 10:00 am.