

# **Jupiter Landings Property Owners Association, Inc.**

c/o Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL. 33410

Phone: (561) 626-0917 Fax: (561) 626-7143

**[www.seabreezecms.com](http://www.seabreezecms.com)**

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December 13, 2018

## **2019 Annual Meeting and Organizational Meeting Notice & Community Update**

**Date:** January 28, 2019  
**Time:** 6:45 pm  
**Location:** West Jupiter Recreational Center  
6401 West Indiantown Road, Jupiter, FL. 33458

To All Members:

Please be advised that the Annual Meeting for Jupiter Landings Property Owners Association, Inc. has been scheduled for the above time and location. Registration starts at 6:30 pm with the meeting to begin at 6:45 pm.

**Qualifying for the Board:** The purpose of the Annual Meeting is to elect your Board of Directors for 2019. Please consider volunteering on behalf of the Jupiter Landings Property Owners Association, Inc., by submitting the enclosed Notice of Intent to be a Candidate. Your written request must be submitted to the Sea Breeze office on or before **January 25, 2019** to be added to the Ballot, otherwise you can be nominated from the floor.

If you are unable to attend the meeting please complete the enclosed Proxy and mail back. If you are then able to attend the meeting you may void the Proxy and vote in person.

The Agenda for the Annual Meeting is as follows:

- 1) Confirm quorum and open the meeting (49 required in person or Proxy)
- 2) Proof of notice of meeting
- 3) Officer & Committee reports
- 4) Election – elect inspectors of the election – call for nominations from the floor, close nominations from the floor, complete, submit and tally ballots and announce results
- 5) Close meeting

Immediately following the Annual Meeting is the Organizational Meeting:

- 1) Open Organizational meeting: purpose is to elect Officer Positions for 2019
- 2) New Business
- 3) Old Business
- 4) Set date for next Board Meeting and adjourn

Sincerely,

Courtney Peace Hagins, LCAM

[Courtney@seabreezecms.com](mailto:Courtney@seabreezecms.com)

Jupiter Landings Property Owners Association, Inc.

Encl: Intent to be a Candidate, Proxy, #9 Return Envelope and Community Update

# Jupiter Landings Property Owners Association, Inc.

## 2019 Annual Meeting

### Proxy

The undersigned hereby appoints the Secretary of the Association or \_\_\_\_\_, attorney or agent with the power of substitution for and in the name and place of the undersigned, to vote as Proxy at the Annual Meeting of the Jupiter Landings Property Owners Association, Inc., to be **held at the West Jupiter Recreational Center 6401 West Indiantown Road, Jupiter, FL. 33458. Registration starts at 6:30 pm with the meeting to start at 6:45 pm, on January 28, 2019** and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present in accordance with specifications hereinafter made, as follows:

#### **CHECK EITHER GENERAL OR LIMITED POWERS BELOW:**

**GENERAL POWERS** \_\_\_\_\_ I hereby authorize and instruct my Proxy to use his or her best judgment on all matters which properly come before the meeting.

**LIMITED POWERS** \_\_\_\_\_ I hereby specifically authorize and instruct my Proxy to cast my vote in reference to vote my presence for the purpose of determining a quorum at the Annual Meeting.

The undersigned hereby revokes all prior proxies executed before this date and further ratifies and confirms any and all acts that the Proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it. This Proxy **MUST** be received on or before the scheduled meeting date. By signing below, I represent that my name is on the deed to my/our property.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Unit Address: \_\_\_\_\_

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### **SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as Proxy holder above, designates \_\_\_\_\_ to substitute for me in voting the Proxy as set forth above. Print Name

\_\_\_\_\_  
Signature of Proxy Holder

\_\_\_\_\_  
Date

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

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**2019 Annual Meeting**

**Notice of Intent to be a Candidate**

I hereby place my name in nomination as a candidate for the Board of Directors.

**Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Unit Address:** \_\_\_\_\_

**This notice must be received on or before January 25, 2019**

**Mail to: Jupiter Landings Property Owners Association, Inc.**

**c/o Seabreeze Community Management Services, Inc.**

**4227 Northlake Boulevard**

**Palm Beach Gardens, FL. 33410**

**Fax: (561) 626-7143**

**Email: [sophie@seabreezecms.com](mailto:sophie@seabreezecms.com)**

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Winter 2018

## Re: Community Update

Dear Jupiter Landings Owners:

As many of you are aware, the adjoining property owned by the Kuschel family, submitted plans for a maximum of 20 homes, with 2.5 homes per acre on the 8.8 acres. The Jupiter Landings POA, Inc. Board of Directors were able to stop the request by the Kuschel developers to use the Jupiter Landings entrance as an additional entrance into their property. The following was published in the Town of Jupiter Town Council minutes:

***“On October 18, 2018, staff attended a neighborhood meeting that was hosted by the Jupiter Landings Homeowner’s Association regarding the proposed Kuschel subdivision and planned roadway connection to Jupiter Landings Drive. At the meeting, residents expressed concerns with the roadway connection and the potential for more traffic and safety issues. The applicant committed to revising the site plan to remove the roadway connection from Jupiter Landings Drive as noted in the Justification Statement.”***

The development is still moving forward. Jupiter Landings owners are encouraged to stay informed and stay engaged to protect our property. Find detailed information, including upcoming meetings, agendas, minutes, property plans and more by going to: [www.jupiter.fl.us/174/Planning-Zoning](http://www.jupiter.fl.us/174/Planning-Zoning) or [www.jupiter.fl.us](http://www.jupiter.fl.us).

### **Board Meetings**

The Board would like to see more homeowners attend the monthly Board Meetings, which are scheduled for the fourth Monday of each month. Notices are posted each month at the front of the Community to confirm the meeting which is held at the West Jupiter Recreational Center on 6401 West Indiantown Road, Jupiter, FL. 33458. We would like to see you there.

### **Volunteers Needed**

Committee and Board members are needed. Please consider volunteering your time. The Board meets on a monthly basis. If you are interested, please contact Courtney Hagins at 561-626-0917 or [courtney@seabreezecms.com](mailto:courtney@seabreezecms.com)

### **Exterior Alterations**

Any exterior alterations that are made to your landscaping or structure of your property must be approved by the Board prior to any work being performed. An ARC Form must be submitted and can be downloaded at the Sea Breeze website. You can also download the Approved Plant and Paint List from the Sea Breeze website.

## **Pole Lights & Sidewalks**

If you see an FPL light pole out you can contact FPL: 561-697-8000 Please provide the pole light number and address where the light pole is located.

If you see a sidewalk lifting please contact The Town of Jupiter Public Works: 561-741-2730

## **Property Inspections Checklist**

Inspections by the Management Company are to ensure that each home is being maintained. The following includes items that are reviewed. Start from the top to the ground when assessing your home. Your home is a reflection of you, and affects your neighbors, too. Please use this checklist to make certain that your home is in “Tip Top shape”, to avoid receiving violation letters and ultimately fines.

1. Clean your roof
2. Remove mold from siding
3. Repair and paint trim
4. Replace house lettering if not in good condition **\*and for emergency services!**
5. Clean your driveway
6. Maintain your yard and landscaping
7. Paint/repair or replace your mailbox
8. Remove personal items that can be seen from the road or your neighbors
9. Remove empty flower pots & dead plants in pots
10. Clean out flower beds

## **FREE PRESSURE CLEANER AVAILABLE:**

**The Association Has A Pressure Cleaner Available For Homeowners Use.** To Reserve, Call or Text John Tierney: 561-800-8922.

## **Boat Yard & Ramp Area**

- a. If you use the boat ramp or boat storage area, it is your responsibility to update the management office with updated registration and insurance information.
- b. Registration stickers must be displayed on vessels. Failure to do so may result in the vehicle being towed at the owner’s expense.
- c. Boat storage on driveways & yards is prohibited.
- d. The parking of a non-registered or non-drivable vehicle outside the confines of a garage is prohibited.
- e. Vehicles must be parked on the driveway or in your garage. Parking may not block the sidewalks.

## **Trash, Recycles & Debris**

- Put out no earlier than 6:00 pm the evening before pick-up and store the same day. Please store recycle bins and/or trash cans out of view from the road and your neighbors.
- Regular pick-up days are Tuesdays and Fridays. Yard waste, bulk and recycles are on Tuesdays only.
- Again, please move your trash cans back to their storage area same day as pick up.

## **Review your Rules**

Reminder, you can review your rules and regulations on the Sea Breeze website.

## **Questions?**

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c/o Sea Breeze CMS, Inc.  
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Email: Courtney@seabreezecms.com

Or visit the Website at <http://www.seabreezecms.com/jupiter-landings-poa/>

The website provides access to the Rules and Regulations, Paint Chart, Plant List, ARC Form, Boat Storage/Ramp Update Form, ACH Form (for automatic assessment payment) and previous newsletters.