

Jupiter Lakes Villas Condominium Association
C/O Triton Property Management
BOARD OF DIRECTORS MEETING
August 21, 2025
MINUTES

Call to Order: James Squires called the meeting to order at 6:03 p.m.

Establish Quorum: A quorum was established with the following board members. James Squires, Ann Sergent, Kimberly Sullivan, Ellen Heullitt, and Lori Elsbree. Cyndi Petlev was present from Triton Property Management.

Approval of Previous Meeting Minutes- *Ellen Heullitt made a motion to approve the May 22, 2025 minutes as presented, Lori Elsbree seconded and all were in favor, The minutes were approved by unanimous vote.*

Financials- Financials for the past three months were reviewed. *Ellen Heullitt made a motion to approve, Lori Elsbree seconded and all were in favor. The financials were approved by unanimous vote.*

Old Business:

- a. **Broadstar Progress Report-** James Squires discussed the installation of services has begun.
- b. **Proposals for Sidewalk Repair and Restoration-** *Ann Sergent made a motion to proceed with the sidewalk repairs and sealcoating to restore the sidewalks to original condition, Lori Elsbree seconded, Ellen Huellitt and James Squires approved, Kimberly Sullivan opposed. The motion was approved by a majority vote.*
- c. **Proposals for Main Street Seal Coat-** *Lori Elsbree made a motion to approve Everline proposal for patching and sealcoating in the amount of \$20,548 as presented, Ellen Huelitt seconded James Squires and Ann Sergent approved, Kimberly Sullivan opposed. The motion to proceed with Everline was approved by a majority vote.*
- d. **Proposals for Fire Extinguisher Installation-** *Ellen Huellitt made a motion to proceed with Pye Barker to install 68 fire extinguishers and boxes as required by the Fire Marshall, in the amount of \$8759 Lori Elsbree seconded and all were in favor. The motion passed by unanimous vote.*

New Business: None

Open Forum: The floor was opened for owner comments. Several owners spoke regarding the sidewalk repairs, fencing, painting and reserve study questions.

Adjournment: There being no further business *Ellen made a motion to adjourn the meeting at 6:54 p.m., Ann Sergent seconded, and all were in favor. The motion to adjourn passed unanimously.*