

Jupiter Lakes Villas Condominium Association, Inc.



1340 U.S. Highway One, Suite 102, Jupiter, FL 33469
(561) 743-4607 Fax (561) 743-4625

May 15, 2021

«Bill_to_1»
«Bill_to_2»
«Bill_to_3»
«Bill_to_4»«Bill_to_5»

RE: Special Assessment "Roof Replacement"

Dear «MrMs» «Last_Name»,

This notice is to advise the JLV Board is looking into replacing the roofs on all buildings. The repair number of repairs has continued to increase each year. Due to the number and severity of repairs this year the Board consulted with an Engineer on the condition of the roofs. It's been brought to their attention that the roofs are in need of replacement.

This will be quit an undertaking. Following evaluation of the roofs the Board requested the engineer draft an RFP (request for Proposal) and bid the project out to obtain the cost. The Engineer obtained three bids. Management is assisting the Board on working with the Associations Bank to obtain a loan to fund the project as there is not enough in reserves. The loan will be paid back in the form of a special assessment. Owners will have options in paying the special assessment.

All the details have not been worked out yet, but as the project nears the Board and Management thought it to be in everyone's best interest to know this in advance. Once all the details are worked out the members will receive notice of the meeting where the Board will select a contractor and decide on the best way to deal with the special assessment.

Moving forward the Board will be utilizing a reserve study obtained in 2020 and additional information to ensure the Association is funded appropriately, insuring funds are available when needed. The Board appreciates everyone's cooperation during this project. This notice along with future project updates will be posted in the community bulletin board.

Respectfully,

Your JLV Board of Directors and Jupiter Management

CC: File

Chet King

From: Barbara Vela <bvela50@att.net>
Sent: Tuesday, May 25, 2021 7:49 AM
To: Chet King
Subject: Financing JLV

Good morning,

I was able to get together with the Board yesterday. After weighing all the pros and cons, we feel it is in our best interest to assess each unit 5500.00. For those who choose to pay in full there will be no finance charges. We need to get this to the community ASAP with a short time line to respond and a pay in full date.

We can sign contract and deliver a 10% check to Diversified, as we have this reserves. This will keep us moving forward with the project. I have a few questions for Rayma and then we can send the papers to Attorneys.

Thanks

Barb

[Sent from AT&T Yahoo Mail for iPad](#)

\$150,000 out of reserves

Association Financing Questionnaire

1. When was the Association established? 1979
2. What amenities are included in the development? None
3. How many buildings are in the development? 34
4. When were the buildings constructed? 1979-1981
5. Total number of units? 136
6. Number of one bedroom units: 24 two bedroom units: 88 three bedroom units: 24
7. What is the average sales price per unit? \$182,000 Based on last 6 sales
8. Do your condominium documents allow for units to be rented? Yes X No
If yes, how many units are currently rented? 40 qtr
9. Are there any special assessments currently in place? Yes No X
10. How much are the annual dues and assessments per unit?
\$708 a qtr
11. Does an outside property management firm manage the property? Yes X No
If yes, when does the contract with the current management firm expire? 12/31/2021 Auto Renew
How long has the current management firm been engaged by your Association? Approx 10 yrs
12. Is there a property manager/contact at the management firm? Yes X No
Please provide us with the name and telephone number? Chet King
561-743-4607
13. If the Association does not employ an outside management firm please explain the current structure in place to manage the facilities. N/A
14. Are any units owned by the Association? Yes No X If so, how many? N/A
15. Do you know of any units currently involved in foreclosure proceedings? 1



16. How many units are currently 30 or more days delinquent on their ^{Qtrly} monthly dues and assessments? _____

17. What is the Association's procedure for collecting delinquent dues and assessments? _____

18. Please describe the use of the requested loan proceeds? Roof replacement project, community wide.

What is the time frame for completing the work? Prior to end of 2021

19. Have there been any other major repairs completed in the last five years? Yes X No _____

If yes, please describe the repairs and how these repairs were funded. painting of buildings & road work.

20. Will the repayment of this loan request be from a special assessment or an increase to the monthly dues? Possibly both.

21. What is the amount of either the special assessment or increase to monthly dues?

Approx. \$6,500 Assessment

Please give us the current names, title, and contact phone number for each Board of Director.

BOARD OF DIRECTOR'S NAME

TITLE

LENGTH OF TIME

ON BOARD

Barbara Vela

President

4 yrs (2018, 19, 20, 21)

Sharon Ann Sargent

VP

4 yrs (2016, 17, 18, 21)

Cindy Davis

Sec. / Tres.

3 yrs (2019, 20, 21)

Thank you for taking the time to complete this questionnaire and please telephone me at (561)776-6546 should you have any questions.



Jupiter Lakes Villas Condominium Association, Inc.

A/R Aging Summary

As of May 14, 2021

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
2101 C Dias	0.00	0.00	0.00	0.00	0.30	0.30
2102 B - Keller-Brick	0.00	50.00	708.00	0.00	0.00	758.00
2103 B - Barry ++++++	0.00	0.00	0.00	0.00	909.00	909.00
2105 A - Brier	0.00	25.00	708.00	0.00	5,229.50	5,962.50
2108 B - Lander +++++	0.00	50.00	708.00	0.00	565.96	1,323.96
2109 D - O'Connor	0.00	0.00	0.00	0.00	205.20	205.20
2111 B - Hager	0.00	758.00	0.00	0.00	0.00	758.00
2113 C - Gallina	0.00	50.00	683.00	0.00	0.00	733.00
2117 C - Gasparik	0.00	50.00	0.00	0.00	302.80	352.80
2118 B - Davis	0.00	50.00	365.20	0.00	0.00	415.20
2119 C-THW FL Group	0.00	25.00	196.00	0.00	0.00	221.00
2121 D- Taffin	0.00	520.22	0.00	0.00	0.00	520.22
2122 C - Bacon	0.00	25.00	708.00	0.00	193.00	926.00
2124 A-Lorenti	0.00	25.00	0.00	0.00	276.70	301.70
2124 C - Jarosz	0.00	50.00	708.00	0.00	0.00	758.00
2133 A -CGNY Renovations	0.00	50.00	708.00	0.00	0.00	758.00
TOTAL	<u><u>0.00</u></u>	<u><u>1,728.22</u></u>	<u><u>5,492.20</u></u>	<u><u>0.00</u></u>	<u><u>7,682.46</u></u>	<u><u>14,902.88</u></u>

Jupiter Lakes Villas Condominium Association, Inc.

Customer Phone List

May 6, 2021

Customer	Tenant 1 Name	Tenant Phone #	Lease Dates	Tenant 2
2101 A - Papasophocles	Jeanette Cochran	561-744-9676 (Home)	02/20/2019-02/19/2021	561-373-9530 (Cell)
2101 B - Gallatin	Kylie Pelton	561-358-9090	01/01/2019-12/31/2021	
2101 C Dias	Robert Borrelli	561-628-3586 (Cell)	05/01/2019-04/30/2020	
2101D Wolfschmid	Sean Love/Anna Snaddon	561-543-0765 (Cell)	MTM 07/22/2019	Anna Snaddon
2102 A - Rental 1, LLC	Ismael Villatoro Constantino	561-401-7317	07/01/2019-12/31/2020	Deysi Gomez Morale
2102 B - Keller-Brick	Peter Fontanosa		08/01/2019 M-T-M	
2102 C - Smith				
2102 D - Florida Davenport LLC	Taylor Savage	561-504-0923	9/09/2018-09/30/2021	Savana Nixon-Matthews
2103-A - Shala	Jesus Bibiana Domingo	561-360-4861	02/01/2019-03/01/2021	Manuel Fidelino Alvarado
2103 B - Barry				
2103 C - Parisi				
2103 D - Taggart				
2104 A -Seranno de Gamica	Esther McCarthy	561-713-0893	05/01/2019-04/30/2021	Jesus Mccarthy
2104 B - Satalino	Thomas & Midge Tull	586-255-6458	11/15/2018-05/14/2020	
2104 C - Bohorquez	Emily Hightower	901-734-7007 (Cell)	01/15/2019-01/14/2020	
2104 D - Novak				
2105 A - Brier				
2105 B - Hogan	Raisa Abreu		12/01/2018-11/30/2020 c note	
2105 C - Roberson				
2105 D - Lewis	Jon Shellard	561-510-3867	11/08/2019-11/07/2020	
2106 A-Scarola	Barbara & Joseph Castonguay	Sister & Brother-In-Law	Sister & Brother	
2106 B - JG Cheatham Jr Trust				
2106 C-Cox	Luis Castaneda	717-984-1836	11/2/20/2019-12/19/2020	
2106 D- Chen	Ricardo Galiando	561-401-5607	01-15-21 to 01-14-22	
2107 A - Anderson				
2107 B - Wood	Jacqueline Foti	203-448-8131	07/01/2019-07/01/2021	
2107 C - Alastra	Yordanka Leyva Carnejo	561-856-3021	02/01/2020-1/31/2021	
2107 D - Mathieu	Tony Morcelino Berrios	561-315-2881	01/05/2019-01/05/2021	Cristina Perez
2108 A - Baltayan	Melissa Morris		Daughter	David Watson
2108 B - Lander +++++				
2108 C - Peterson				
2108 D - Jaramillo	Heather Effler	561-531-2323	05/03/2019-05/03/2020	
2109 A- Gallinaro Trust	Mary Christine Schutz-Nieto	561-635-0070	01/01/2019-12/31/2020	Jonathan Nieto

136 units
34 BUC

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2109 B Kile				
2109 C- Wolfshmid Capital Realty	Michael Franklin	561-628-5238	09/03/2019-09/02/2020	Lease extended to 09/02/2020
2109 D - O'Connor	Sean Reed Gardener	561-972-1462	10/07/2018-09/30/2019	
2110 A - Morton	Nancy Cisneros	561-401-5366	09/01/2018-08/31/2020	Israel Velazquez
2110 B - Sicbaldi	Giuseppe Loduca	561-452-1343 Cell	06/01/2019-05/31/2021	Sierra Ornstein
2110 C - Carlier-Holmes	Hillary Phillips	561-516-2111	07/01/2018-07/01/2020	
2110 D - Cox Jr.	Kevin Power	772-285-5379	4/23/21 - 4/30/22	Michelle Horutz
2111 A - Schneider				
2111 B - Hager				
2111 C - Clemente	Jeanne Gonnella	215-801-4144	09/20/2019-08/31/2020	James Savage
2111D- Cox Jr.	Suzanne Seguso	561-768-1774	07/01/2019-06/30/2020	
2112 A - Little	Anthony Little	561-972-0446	no dates (son)	
2112 B - McMath				
2112 C - Vela				
2112 D - Cherry	Luz Londono	561-344-0169 Daughter	01-15-2021-12-31-2021	Ginnel Asilzabol
2113 A - Pulcino				
2113 B - Kirk	Kaylee Perez	561-578-3698	12/01/2018-12/01/2020	Colton Hogan
2113 C - Gallina				
2113 D - Sparger				
2114 A - Sheehan				
2114 B - Kenneth Mates, Trustee	Dale Strand		Expiration 01/31/2021	Victoria Strand
2114 C - MacFann	Ashley Duhalme	561-201-1342	10/15/2016-10/14/2020	
2114 D - Hader	Haiqiong Haung	917-775-2368	10-5-2020 to 9-31-2021	
2115 A - Galyas				
2115 B - Abacus			nothing	
2115 C - Garland	Norman & Marie Thibeault, Pare	561-406-6190	Family	
2115 D - Alastra	Jessica Johnson	561-460-5194	05/01/2019-04/30/2021	Frank Percina/Mary Scheffler
2116 A - Varian				
2116 B - Sculac	Zachary Specchia		05/01/2019-04/30/2020	
2116 C - Harsche	Kate Begnal	561-741-4282	12/15/2019-12/14/2021	begnal@msn.com
2116 D - Cox Jr.	Denielle Flora	908-797-6972	01/20/2019-01/19/2021	561-575-9876 (Work)
2117 A - Clemente				
2117 B - Cook				

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2117 C - Haskins				
2117 D - Guerra				
2118 A - Jupiter Lakes Villas LLC	Dajuntia Dockery (Tae)		11-1-20 to 10-31-21	
2118 B - Davis				
2118 C - Shala	Brian Glass	561-262-3636	04/15/2020-10/01/2021	
2118 D - JBFI LLC	Kimberly Walin	917-797-4516 (cell)	09/01/2018-08/31/2020	Robert Walin (Brother)
2119 A - McLean	Laura Lobosco	772-214-9030 (Cell)	09/29/2018 to 07/31/2021	
2119 B - Dymon				
2119 C-THW FL Group	Leah Delahoussaye	337-256-2224	11-22-20/11-21-21	Hector Zaldivar
2119 D - Kneezel	Sandra Russo	561-707-3415 (Cell)	08/01/2019-02/29/2021	
2120 A - Sheehan	Luis & rony Turnax	562-631-7133	June 1, 2020 to may 31, 2021	
2120 B - Stockton	Douglas Hoerst	561-768-6507 Cell	02/01/201 -01/31/2021	Dustin Hoerst
2120 C - Plauche	Stanley Martin Wilcox	561-301-2652	04/07/21 - 03/31/22	
2120 D - Randolph	Alexandrine Head "Mary"	561-373-4973	03/06/19 to 03/07/2022	Son-Wayne -561-747-9732
2121 A - Manganello				
2121 B Florida Davenport, LLC	Allison Long	561-629-0464	12/15/2020-12/31/2121	
2121 C - Green	Laura Hofstetter	561-876-5939	06/15/2019-06/14/2021	
2121 D- Taffin				
2122 A - Diamond				
2122 B Malattera				
2122 C - Bacon				
2122 D Blue ACH	Beverly May		Mother of Owner	
2123 A -Florida Davenport LLC	Flor Venero	561-762-6514	Extended 08/31/2021	
2123 B Heulltt				
2123 C Khokhlova				
2123 D Granati	Mayerling Marks	561-301-9176	06/15/2019-06/14/2021	Daniel Soto
2124 A-Loreni	Kahla Palumbo (Granddaughter)	561-891-8244	08/01/2015 Move In	
2124 C - Jarosz	Joseph Karzewski	561-2223011	04-01/2020 to 03-31-2021	
2124 D- Henning				
2124B Gehring				
2125 A - Parsan				
2125 B Crumbley				
2125 C - Muello	Caroline Young	904-312-4605	09-15-2020 to 09-14-2021	

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2125 D - RNLT LLC	Jad Barchini	847-440-6055	11/01/2019-10/31/2020	Carey Falasz
2126 A - Stockton				
2126 B - Hills	Wayne Heullitt	561-543-4591	07/01/2019-06/30/2021	Ethan Heullitt
2126 C - Holland				
2126 D - Infante	Francia Infante	772-800-8272	11/1/20 - 10/31/21	
2127 A - Cox	Desmon & Francis Moree		02/2019-03/01/2021	
2127 B- Contes	Robert O'Brien	561-252-6310	11/12/2018-11/11/2020	
2127 C- Quirk	Brittany Taylor	561-427-9326	daughter	
2127 D - Panaggio	Martin Munoz	561-339-4467	12-09-20 to 12-09-21	
2128 A - SCW Holdings LLC	Diana Barrantes	561-313-3181	07/01/2019-07/01/2021	
2128 B - Burgess	Laura Letellier		07/01/2019-06/30/2021	Original Lease Date 07/01/2017
2128 C - Florida Davenport LLC	Samuel Davis	561-781-4656	04/01/2019-03/31/2021	
2128 D - Cox	Candice Wettstein Adams	561-322-0105	01/15/2017-Ext 12/31/2020	James Adams
2129 A - Sergeant				
2129 B - Rahn				
2129 D - Sullivan	Mario Ojeda		Family	
2129C - Worsley				
2130 A-DBacon				
2130 B - Navas				
2130 C - Ventura	Erick Ortiz	561-281-7480	03-01-21 to 02-28-22	
2130 D - Garnica	Moises Reyes	561-935-7452	07/01/2019-06/30/2020	Mirna Reyes
2131 A - Dias	Augustin Sed	917-6976587	7-1-20 to 6-30-21	
2131 B - Keeler	Alexander Sutherland	231-392-9172	01/01/2019-12/31/2020	Tara Wade
2131 C - Keeler	Martin & Lucretia Wasserman	239-395-2325	10/01/2019-12/30/2020	
2131 D - Foster				
2132 A - Smith				
2132 B - Dias				
2132 C - Spears	Keana Nunez	561-275-6822	06/12/2020-06/11/2021	
2132D - Bisceglia				
2133 A -CGNY Renovations	Jillian Barrera & Juan Barrera	347-875-9517	01/01/2018 to 01/01/2019	917-642-3246
2133 B - Florida Davenport LLC	Louis Bautko	561-506-8481	05/01/2019-04/30/2023	
2133 C - Cernuto				
2133 D - Crouse				

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2134 A - Cox	Juan Antonio	561-275-6613	12/10/2019-12/31/2020	Alejandrina Mejia
2134 B - TCW Investments	Thomas Barber	561-318-1492	05/14/2019- 05/14/2021	
2134 C - Kirkland				
2134 D - Sophin				

Chet King

From: Barbara Vela <bvela50@att.net>
Sent: Monday, May 17, 2021 11:47 AM
To: Chet King
Subject: Shingle Colors

I went online and looked at Tamko colors. I think these would go best with the paint and color scheme Of the buildings.

1. Thunderstorm Grey
 2. Oxford Grey
 3. Fossil Grey
- Let me know what is available.

Thx
Barb

[Sent from AT&T Yahoo Mail for iPad](#)