

Debra London
431 Jupiter Lakes Blvd
Unit 2132C
Jupiter FL 33458

Dear JLV -Homeowners,

I am currently retired and reside full-time in Jupiter Lakes Villas unit 2132C. I have served on a previous HOA board in Davie and a COA board in Islamorada Florida. I am interested in being on the board because I feel my government experience (Monroe County, City of Marathon, Broward County) construction and procurement knowledge and communication skills are appropriate to foster a "we work for you" attitude. I think it is important to thoroughly explain the financials to the residents and prioritize expenditures for well-designed and researched projects that are meaningful to all, involving as many owners as possible that are interested and with owner consent.

I hope you attend the January open board meeting – I have asked for owner comment period specific to the reserve study. My comments on it and others are as follows:

1. Reserve study page 4 and 5 – there are over 4 items listed that state "no invoice was provided" -this is poor financial responsibility – repairs should be based on a clear scope of work and competitively bid by management company. **The Reserve Study company asked us for the total cost or an invoice. We provided total cost of each project. We did not need to prove anything and it would not benefit anyone for us to give them incorrect numbers. This topic has nothing whatsoever to do with scope of work or the proposal bid process.**
2. Storm drainage system - several areas do not have valley gutters, and some do not connect to stormwater boxes. A civil drainage engineer should be consulted on improving this design and the issues with connection of the lakes. **The Town of Jupiter handles the interconnections from our lake to the others. This has absolutely nothing to do with our community or Board. I don't think there would be any reason for us to bear the cost of an engineer to revamp planning that was done by the town.**
3. Irrigation system- An irrigation system design firm should be consulted to relocate, redirect or cap off heads that are too close to parking and walkways. This needs to be completed before any fences are replaced. **Fences are in a discussion period and we are a long way from any final plans.**
4. The Block and stucco wall staining – it would appear a living vine is on that wall so I would think leave it alone and try to have it cleaned- it is not owned by JLV from what I am told. **Wall is owned by the Medical building – we have sent letters and continue to try to get them to reply to us. With all the projects on our list this one is low down.**
5. Exposed wiring at 2115 mailbox-obviously this is an emergency item and not fixing it immediately is neglect and a liability. **Did you report this to property management? Why choose now to mention it in a letter attached to a fence? If it is truly an emergency then you should have told someone before this.**
6. Reserve study page 6 and 10- inflation rate 2.57%- this is minimum dues should have been raised for 2026. Instead, the dues were lowered- have you personally seen any decrease in the cost-of-living expense over the last 4 years? – absolutely not. This is a grave error and will cost us in assessments in the future. If the dues had been left at \$1111, we would be able to completely fund the chain link fence replacement. The budget for 2026 was approved and completed in a timely fashion. **It is math – we get a total budget worked out by accountant treasurer and president then divide by 136 Members.**
7. Reserve study page 7 – implies reserve accounts are not drawn down on – what about the board's fence proposal implication? **As mentioned the Fence is still being discussed and plans formed. There was no vote or plan approved that would apply to the 2026 budget. There has been no Reserve Fund created for the Fences as yet since fences are still the responsibility of the Owners.**
8. Reserve study page 22 - 2026 items – I question all four items: **valley gutter work should not be done until a civil drainage engineering firm is consulted; We are a small community - do we really need to hire engineers to repair what is already in place? I would assume a Reserve Study would have recognized the issue and suggested such a thing if it was needed. entrance sign – where is the owner approved design for the entrance and permit from Town of Jupiter? No plans have been made and no permits are needed on a project that hasn't been voted on yet. You know this.** - the landscape blocks are a safety hazard and have been knocked down several times already- who is paying for them to be "restacked"- this is not a professional engineered design; **Blocks at entrance have been stacked and not cemented into place so we could**

see how well they fit into the area. Board will review. irrigation- an irrigation design firm should be consulted; Maybe – that would be a board decision. The board voted to have our current landscaper/sprinkler specialist handle the projects and they have been working a little at a time to repair and update our existing system. This is ongoing. PVC perimeter fencing- does not need replacement-needs repair and proper cleaning. Thanks for your opinion but we go by what the Reserve Study suggests, and the Board has not even discussed this as yet.

9. Reserve study page 22 • 2027 Chain link-move up to 2026 with building fences. The building fences should be replaced by building on a worst condition basis timeline. Nothing has been voted on for the building fences; there is no timeline; the Board has not discussed or made plans for the chain link fence.

10. Reserve study page 22- 2028 -why no item? Things will happen - there just isn't a big project due that year.

11. There is no hurricane deductible reserve which is also a grave mistake because insurance does not pay out until the deductible is met The hurricane deductible reserve fund "concept" was invented by Barb Vela last year when she began a campaign to try to convince a few Owners that the board was not being responsible. There is no such thing as a deductible reserve fund. As we told her: our lawyer, tax agent, accountant, property management company, all say they have never heard of such a thing. If it existed then the Reserve Fund would have had us put money aside for it all through these years. No such fund exists and if she really wanted one why didn't her boards vote to create one all those years ago? Now it is a fake created talking point that sounds like a real thing by someone who wants to impress people. when they weren't fully funding the reserves? This is totally bogus Nothing bogus going on – all funds are fully up to date and on track for all upcoming projects.

12. There is no gutter system reserve – roof runoff is damaging the unit entrance and patio concrete and collecting it in rain barrels would be an ecological improvement and we may get a water conservation grant from the Town of Jupiter. There is no Gutter Reserve because one was never created. The community has never installed gutters so there would be no fund to replace something that doesn't exist. . The Board has discussed this in the past but it wouldn't make sense to add gutters to the buildings until such time as we have the paint the buildings project. That is a future

If you agree and would like the current board to have a few special meetings-one with Global Solutions Partners to explain the reserve study and one with the auditors Leonardo and Company to discuss the financials, please email the board and Triton Management to request.

Thank you for considering my concerns.
Debra London