

Jupiter Lakes Villas Condominium Association
C/O Triton Property Management
BOARD OF DIRECTORS MEETING
March 18, 2026
MINUTES

Call to Order: James Squires called the meeting to order at 6:01 p.m.

Establish Quorum: A quorum was established with the following board members. James Squires, Ann Sergent, and Cheryl Pacetti. Ellen Heulitt, and Lori Elsbree were present via Zoom. Cyndi Petlev was present via Zoom from Triton Property Management.

Approval of Previous Meeting Minutes-*James Squires made a motion to approve November 20, 2025, Board and Budget meeting minutes as presented, Lori Elsbree seconded and all were in favor, The minutes were approved by unanimous vote.*

Financials-*James Squires made a motion to approve the financials from November 2025- February 2026 as received, Ann Sergent seconded and all were in favor. The financials were approved by unanimous vote.*

Old Business:

- a. **COA Documents Update-***James Squires made a motion to accept the attorney's revisions to the governing documents and to move forward with presenting them to the community for a vote. Ann Sergent seconded and all were in favor. The motion passed by unanimous vote.*

New Business:

- a. **Compliance Committee-***James Squires made a motion to establish a compliance committee to address fining and to appoint the 4 volunteers, Cheryl Pacitti seconded and all were in favor. The motion passed by unanimous vote.*
- b. **Lake and Aerator -***James Squires made a motion to proceed with Clear Lake for maintaining the community lake and aerator. Ellen Huelitt seconded, Ann Sergent and Cheryl Pacetti voted in favor. Lori Elsbree was not present for the vote. The motion passed by majority vote.*
- c. **Reserve Study-***This item was placed on the agenda at a homeowner request. No comments or questions were presented.*

Adjournment:*There being no further business James Squires made a motion to adjourn the meeting at 6:22p.m., Ann Sergent seconded, and all were in favor. The motion to adjourn passed unanimously.*