Jupiter Lakes Villas Condominium Association
C/O Triton Property Management
BOARD OF DIRECTORS MEETING
July 23, 2026
MINUTES

Call to Order: James Squires called the meeting to order at 6:02 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 March 18, 2026 board meeting minutes as presented, Ann Sergent seconded and all were in favor, The minutes were approved by unanimous vote.*

Financials- *James Squires made a motion to approve the financials from March - June 2026 as received, Cheryl Pacetti seconded and all were in favor. The financials were approved by unanimous vote.*

Old Business: There was no old business discussed

New Business:

a. **Credit Card-** *James Squires made a motion to obtain an association credit card with a limit of $5000, Ann Sergent seconded and all were in favor. The motion to proceed passed by unanimous vote.*

b. **Reserves** - *James Squires made a motion to move the fencing into a COA Reserve Fund. Cheryl Pacetti seconded and all were in favor. The motion passed by unanimous vote.*

c. **Fences-** *James Squires made a motion to proceed with a community amendment vote to move responsibility of fencing from owners to the association. Cheryl Pacetti seconded and all were in favor. The motion passed by unanimous vote.*

Adjournment: *There being no further business James Squires made a motion to adjourn the meeting at 6:06p.m., Ann Sergent seconded, and all were in favor. The motion to adjourn passed unanimously.*