

JUPITER OCEAN & RACQUET CLUB

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MANAGEMENT:

Patrick "Skip" Pellett, Property Manager
Jeannie Miner, Office Manager
Al Lockett, Maintenance

*Jupiter Ocean &
Racquet Club
Winter 2008
Newsletter*

Dear Owners and Friends,

As we wind down another very productive year at the Jupiter Ocean and Racquet Club Association, we do so with pride in a number of accomplishments. Again, the Board would like to acknowledge our office staff along with our maintenance crew that accomplish so much that results in our grounds looking so good. As our Northern owners return, they have been bountiful in their positive comments about how great the property looks.

Our major accomplishment for the year has been the revitalization project for the Sealover Association. What started out as a painting project ended with major wood restoration, repairs to the roof flashing, roof repairs, and surface coating with a material that is supposed to last for years into the future. As time passed, and the scope of the project escalated, it became clear that the future integrity of the buildings was at stake. As in any project of this size and scope, great patience was required by all involved. In the end, all is well that ends well, and the Board feels that the future of the buildings is far more positive as a result of the interventions.

Significant attention was paid again this year to the plantings and curb appeal of the landscaping. It is the second year of our two year commitment to enhance the ambiance of the JORC grounds. As noted above, from the many positive comments that have been passed on to the Board, and to Skip and Jeannie, it is evident that we have been successful in that goal as well.

The Board is continuing forward in its lawsuit against the Jupiter Tennis Club. Much has transpired this year as we are attempting to invalidate the one dollar-a-year agreement made by the developer and the first leaser of the Tennis Club. Originally, it was for a 99 year lease, so it has approximately 75 years left at that dollar-a-year figure. The Board appreciates the overwhelming vote directing it to negotiate a new lease in its stead. Currently, the case is in the fourth district court of appeals and we are expecting final resolution early in 2009. Legal fees have been a real drain on the Board's operating budget, but thus far, there has not been a need for an assessment and we hope that will remain the case.

**2008
BOARD OF
DIRECTORS**

**Gary Presto-President
SL-1E**

**Bob Lindgren-1st VP
SR-401A**

**Chris Tibbs- 2nd VP
SR-306B**

**Marion Fagan-
Treasurer
TV6-101**

**Elmire Figliuolo
Secretary
SR-302D**

**Robert Fox-Director
SR-302E**

**Malcolm Levy
Director
TV5-103**

**Joan O'Keefe
Director
SL-10G**

**Tom Shepherd
Director
SL- 12C**

to share the specifics of the mediation and the court hearings with everyone, we are unable to do so under the Florida Statutes.

Finally, we are pleased that the base assessment for 2009 has stayed pretty much the same. We are acutely aware of the economy and the issues in savings and expenses for all of us. With this understanding, we are trying hard to maintain those essential services to the owners while remaining focused on cost savings wherever we can find them.

Thank you for your continued confidence and support.

The Board of Directors

MANAGER'S REPORT

Welcome Elmire Figliuolo and Malcolm Levy as new members to the JORC Board of Directors. We appreciate your commitment to serving on the Board and volunteering your time.

Under the direction of the JORC Board, a Committee of Sealofter Owners was assembled to come-up with a solution for the rusty nails and deteriorating wood. With the help of a Structural Engineer, the task was completed by replacement of 410 sheets of T1-11s, 6,165 feet of cedar trim and 15 Courtyard Doors. All the T1-11s were then re-nailed with stainless nails and painted with 25 year paint.

The Maintenance Team has taken an aggressive approach to completing Work Orders. Our Goal is to complete all Work Orders within 3 days of their submission.

Other Completed Projects Include:

New Building Signs throughout the JORC Property
New Landscaping throughout the JORC Property
New Lights around the Clubhouse
New Security Lights on the Searise Buildings
New Aerator in the Pond between Searise A and D
Replacement Fountain in the Pond behind Searise C
Fresh Paint applied to the Wall along U.S. Highway 1



Most of the large time-consuming Projects are complete. That being said, now the Maintenance Crew can spend a majority of their time on Work Orders and Curb Appeal.

Sincerely,
Management

ELECTION:

THERE WILL BE FIVE (5) JORC BOARD POSITIONS OPENING-UP AT THE END OF THIS YEAR: MARION FAGAN, JOAN O'KEEFE, GARY PRESTO, CHRIS TIBBS AND TOM SHEPHERD. IF YOU ARE INTERESTED IN RUNNING FOR THE 2009-2010 BOARD OF DIRECTORS POSITIONS, PLEASE ADVISE THE OFFICE AND REQUEST A CANDIDATE SHEET. CANDIDATE SHEETS MUST BE RETURNED TO THE MANAGEMENT OFFICE **NO LATER THAN FRIDAY, JANUARY 9, 2009 AT 4:30 PM.**



DELINQUENT ACCOUNTS – 12/16/03 BOARD APPROVED MOTION:

Just a FYI and reminder to new J.O.R.C. residents, please be advised of the following motion relating to owners who are delinquent in paying their maintenance assessments and wish to lease and/or sell their unit:

When a unit is in arrears in monthly maintenance, special assessments and/or fines levied by the Compliance Committee, and have received proper and timely notices of them, yet have not paid by the due date, the Jupiter Ocean and Racquet Club Condominium Association, Inc. will cease processing any rental agreements until all outstanding monies are paid in full. Payment must be made with a cashiers or certified check or money order.

Jupiter Ocean and Racquet Club Condominium Association, Inc. will not process any documents pertaining to the resale of a unit with any outstanding maintenance fees, special assessments, and/or fines levied by the compliance committee, of which the owners have been properly notified, unless all outstanding monies have been paid in full, as above, or seller and/or buyer agree to pay, in full, at time of closing of title. Jupiter Ocean and Racquet Club Condominium Association, Inc. must receive written notice from the attorney or closing agent that they acknowledge and guarantee payment and closing agent shall forward copy of the HUD closing statement prior to receiving our Estoppel letter. This procedure must be followed even if Jupiter Ocean and Racquet Club, Condominium Association, Inc. has filed a lien against the unit but has not yet filed any foreclosure notice against the property.

All notices for the above monies due will be sent via registered mail, return receipt requested, the additional costs added to monies due, and notice that it must be paid within ten (10) days of receipt of this notice, or earlier, or the above motion will be effective and be applied.

2009 MAINTENANCE ASSESSMENTS:

The membership will receive a breakdown of approved 2009 Monthly Maintenance Assessment fees. Please be advised that these payments are due on the first of every month as follows:

- | | |
|--|--|
| Jan. 1 - Late fee applied after Jan. 15 th | July 1 - Late fee applied after July 15 th |
| Feb. 1 - Late fee applied after Feb. 15 th | Aug. 1 - Late fee applied after Aug. 15 th |
| Mar. 1 - Late fee applied after March 15 th | Sept. 1 - Late fee applied after Sept. 15 th |
| April 1 - Late fee applied after April 15 th | Oct. 1 - Late fee applied after Oct. 15 th |
| May 1 - Late fee applied after May 15 th | Nov. 1 - Late fee applied after Nov. 15 th |
| June 1 - Late fee applied after June 15 th | Dec. 1 - Late fee applied after Dec. 15 th |

Collection of delinquent accounts will continue to be strongly enforced.

~ GENERAL REMINDERS ~

Residents are reminded once again to secure their Unit properly when leaving for any extended period of time. Please turn-off your Water Main when you leave. When Water Mains are not closed, hoses and valves can rupture causing water invasion, resulting in thousands of dollars in damage. Also, unplug your Hot Water Heater. Remove all furniture from your patio or balcony and store it in your Unit. **Please have a neighbor or a family member check on your Unit periodically, especially after a storm.**



RESIDENT KEYS:

The provisions of Florida Statute Chapter 718-111-5 grant the Association the **irrevocable right to access each homeowner's unit in an emergency.** If you have changed your locks, or your lessee has changed the locks, it is essential that you furnish our on-site office with a workable new key to your Unit.

The **homeowner will be responsible for all subsequent associated costs** if other means are necessary to gain entry into your Unit in an emergency caused by failure to provide the Association on-site Office with a workable key to the Unit. Additionally, access to your Unit is required for standard quarterly pest control services. Please feel free to contact the on-site Office if you have any questions. Thank you to all homeowners that assure we have working keys to their units.

TRASH COLLECTION SCHEDULE: All garbage must be placed in plastic bags before disposing.

MONDAY MORNING:

WEDNESDAY AND SATURDAY:

THURSDAY MORNING:

Household trash

Recyclable materials

Household trash.



LARGE ITEMS (Furniture/Appliances): Pick up must be coordinated directly with Nichols Sanitation (800) 824-8472 at the unit owner's expense. Disposing of large items (mattresses, stoves, couches, etc.) along side of the dumpsters without making arrangements for pick up is a violation of the Association Rules and Regulations. Dumpsters are not to be used for discarding furniture or appliances or building materials.

CHANNEL 63:

Please tune into our Community Channel with all the new features and pictures. Feel free to visit this channel for meeting Notices, Social Activities and Association-related information.

NOTICES posted for meetings, office closings, pest control or any other important information will be posted at The Clubhouse, The Searise Pool area, The Searise Bulletin Boards, The Sealofter Directories by Mailboxes, The Management Office, and on Channel 63.

WEBSITE:

Our Website offers information to Homeowners, Renters, and JORC News. We are very pleased to have the Website to assist all owners and renters with information. The Website address is WWW.JORCINC.COM.

BOARD MEETING MINUTES:

Sylvia Heed, of the Searise Association, has offered her assistance to email Board Meeting Minutes to any interested homeowner. If you are interested in this service, you may email Sylvia at: sylvia.heed@gmail.com

J.O.R.C. RULES & REGULATIONS/COMPLIANCE (SEE ATTACHMENT)

Residents will receive notifications and request for compliance should balconies have debris, bikes, surfboards, and/or other items that disturb the aesthetics from public view. Please make sure you inform your renters or guests about following the Rules. We would like to keep Jupiter Ocean & Racquet Club presentable since it is a great place to live!

Charcoal and Propane Grills: Jupiter Fire Code prohibits use of any open flame grill on balconies. When cooking with a barbecue, the **BARBECUE MUST BE REMOVED** from the building to a grassed area **AWAY** from all buildings for FIRE HAZARD purposes and so smoke will not disturb anyone. **NO BARBECUING ON PATIOS OR BALCONY AREAS.**

VIOLATIONS:

Article 9(a) of the Association By-Laws. Up to the maximum amount permitted by law for each offense per day for as long as the offense continues, not to exceed One Thousand dollars \$1,000.00.

WORK BEING PERFORMED IN INDIVIDUAL UNITS:

The Crime Watch Committee and the J.O.R.C. Board of Directors are re-implementing the requirement for residents to advise the Management Office when contractors have been hired to perform work inside your Unit. **Vendors / Contractors working hours: Monday through Friday 8:00 AM to 5:00 PM and Saturday 9:00 AM to 4:00 PM and Sundays no vendors permitted (Town of Jupiter Regulation).**

COMMUNITY PARKING:

All owners and renters must have the approved Jupiter Ocean and Racquet Club parking permit properly displayed on their vehicles. Failure to do so will result in the towing of vehicles. All temporary permits are PINK in order for security to easily identify approved Yellow permits. Please contact the onsite Office if you need to obtain a permit. Victory Security Agency has been authorized by the Association to ticket and eventually tow a vehicle that is not in compliance.



It is very important that all Guests register with the Office or Security 427-8119. If you plan to have personal work done in your Unit, please inform the Office in writing, email/fax or phone. Contractors must also stop by the Office to pick-up a Special Parking Permit (VENDOR PERMIT). If you have Guests visiting your Unit for only a few hours or over a weekend, please contact Security with the vehicle information. This way, when the Guard is on patrol, he will know what vehicles are visiting for a short time. YOUR COOPERATION IS APPRECIATED.

QUARTERLY PEST CONTROL:



Management will continue to post **NOTICES** to remind all residents of the upcoming Quarterly Spraying. If you experience any pest problems in the interim, you can contact the Management Office to schedule Above & Beyond Pest Control to spray your Unit. **February, May, August & November are the months that Above & Beyond is scheduled for Quarterly Spraying. NOTICES will be posted throughout the Association and also on Channel 63.**



BIKE RACKS AT THE POOLS:

The bike racks at both pools, Searise and the Clubhouse, are only to be used temporarily while using the pool. Any bicycles that are left behind on the bike racks will be removed and disposed of after 30 days.

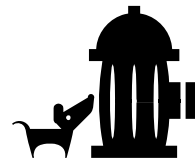
PLANTS: If you are interested in potted plants for your patio that will survive the Summer heat, here are some suggestions:

Little Sunlight: Geranium, Daylily, Dwarf Hibiscus, Red or Pink Ginger, Giant Shrimp, White Begonia, Odorata Begonia, Orange Angelwind and Rubra Begonia.

Medium/Full Sunlight: New Guinea Impatiens, Melampodium, Dwarf of New Look Pentas, Yellow Lantana, Gold Mound Duranta, Stoplight Croton, Tricolor Ti and Florida Hydrangea.

FOR YOUR FURRY LITTLE FRIEND:

Reminder to all-pet owners to keep plenty of water on hand, along with an umbrella for shade, when taking your pet to the beach. You may also want to have your pet(s) on flea and tick preventative and heartworm medicine to keep them healthy. **Please be courteous and keep your pet(s) leashed at all times. And always, pick up after them!** During a Hurricane, if you have to evacuate and cannot take your pet with you, please make arrangements for your special friend to stay safe, such as a local pet shelter. The storms are very stressful on our furry little friends.



Please inform your renters that they will need to produce a copy of their Pet's most recent vaccination and weight from their Vet's office when they are checking-in with the Management Office. **Pet(s) Weight Limit is 35lbs. Two (2) Pets per Household.** Please remember to keep your dogs under control. We have been having issues with residents and their dogs not being leashed, running loose and barking.

WHAT DO I DO IF I HAVE A WORK ORDER REQUEST?

Please contact the On-site Office at 561-747-5331, Fax: 561-746-2093 or email: **propertymanager@JORCINC.com** if you have a Work Order request such as: irrigation head missing, roof leak, dead plant material, light bulb out, elevator difficulties, etc. The On-site Office has a computer software program to efficiently process your Work Orders. This program will allow the On-site staff to log all requests that come into the office and to effectively assure that your requests are promptly addressed.

Residents **are encouraged not to approach any of the On-site employees and/or contractors** to request service assistance. This leaves the administrative staff out of the loop and unable to follow-up on your requests. After hours, feel free to Fax over your request to 561-746-2093 or you may leave a message on the Office answering machine.

INSURANCE:

Some Homeowner's Insurance Policies have coverage for **Hurricane related Special Assessments**. Please check with your Insurance Company for the details of your particular coverage.

The Association's Insurance Company requires that the Pool Gates be locked at all times. Please remind all renters and guests of this important regulation.

EMAIL ADDRESSES:

The Management Office's e-mail Addresses Are:

Property Manager, Skip Pellett:: propertymanager@JORCINC.com

Office Manager, Jeannie Miner: officemanager@JORCINC.com

Services Offered in the Management Office are as follows:

Faxing: \$1.00 per/page incoming/outgoing

Copier: \$0.10 cents each Copy

Pool Keys/Lobby Keys: \$50.00

Searise Replacement Mail Box Keys: \$20.00

Copy of By-Laws: \$50.00 w/ a 24-hour Notice



MANAGEMENT OFFICE HOURS:

MONDAY, TUESDAY, THURSDAY & FRIDAY: 8:00 AM TO 4:30 PM

CLOSED FOR LUNCH 12:00 NOON TO 12:30 PM

WEDNESDAY: 8:00 AM TO 12:00 NOON. CLOSED FROM 12:00 NOON TO 4:30 PM FOR ADMINISTRATIVE WORK.

RENTER ORIENTATIONS ARE SCHEDULED ONLY ON TUESDAYS AND THURSDAYS BETWEEN THE HOURS OF 8:30 AM - 11:30 AM. PLEASE MAKE SURE THAT YOUR TENANT COMES PREPARED WITH THEIR APPLICATION, A COPY OF THE LEASE AND a \$100.00 (Effective Jan. 1, 2008) CHECK OR MONEY ORDER FOR THE ORIENTATION FEE.

RENTERS/GUESTS/SALES:

A reminder about the fees at Jupiter Ocean & Racquet Club:

Renters/Guests: \$ 100.00

Estoppel: \$ 150.00

Homeowner's Application: \$ 200.00



If you have Guests staying at your Unit while you are out of town, please fax or email the information to the Management Office, informing them of your Guest's visit. Please

make sure that your Guests check-in with the Management Office to obtain a Parking Permit. Guests, who are not immediate relatives, staying in your Unit for 7 days or longer, while you are NOT there, will be charged a \$100.00 Orientation Fee.

RENTAL RESTRICTIONS:

MIDRISE 1: 2 MONTH MINIMUM - 2 TIMES A YEAR
MIDRISE 2: 1 MONTH MINIMUM - 12 TIMES A YEAR
MIDRISE 3: 3 MONTH MINIMUM - 1 TIME A YEAR
SEALOFTERS: 1 MONTH MINIMUM - 12 TIMES A YEAR
SEARISE: 1 MONTH MINIMUM - 12 TIMES A YEAR
TENNIS VILLAS: 1 MONTH MINIMUM - 12 TIMES A YEAR

BOARD MEETING SCHEDULE

HELD AT JORC CLUBHOUSE – LAST TUESDAY OF EACH MONTH @ 7 PM

**WORKSHOPS ARE HELD THE WEDNESDAY BEFORE BOD MEETINGS
AT THE CLUBHOUSE @ 10:00 AM**

SEE ATTACHED SCHEDULE

