

**Board of Directors Meeting
Monday, December 1, 2025,
Poll 1550 @ 5:30p.m.
submitted by Michele Meyer, Secretary**

Meeting called to Order 5:30 P.M. Neil Midtgard, President

Attendance: In Person:28 Zoom 54 Total: 82 **Flag Salute:** Armand Veltre
2nd VP **Roll Call:** all present.

Neil Midtgard President, Stephen Amante 1st Vice President and Treasurer, Armand Veltre
2nd Vice President, Michele Meyer Secretary, John DeAngelis Director.

Neil: I would like to make a **Motion to approve the Board meeting minutes from
Wednesday, October 15, 2025.**

Motion: Armand Veltre **Second:** Stephen Amante

Vote: Neil Midtgard President: yes; Stephen Amante 1st V. President/Treasurer: yes; Armand
Veltre 2nd V. President: yes; Michele Meyer Secretary: yes; John DeAngelis Director: yes.

Motion Passes: 5-0

Neil: I would like to make a **Motion to approve the Special Assessment Milestone
Building Inspection Repair Meeting Minutes for buildings 1301 &2401 for Thursday,
October 16, 2025.**

Motion: Armand Veltre **Second:** Stephen Amante

Vote: Neil Midtgard President: yes; Stephen Amante 1st V. President and Treasurer: yes.
Armand Veltre 2nd V. President: yes; Michele Meyer Secretary: yes; John DeAngelis Director:
yes.

Neil: I would like to make **Motion approve the 2026 Budget Meeting Minutes from
Tuesday, October 28,2025.**

Motion: Armand Veltre **Second:** Stephen Amante

Vote: Neil Midtgard, President: yes; Stephen Amante, 1stV.President and Treasurer: yes;
Armand Veltre, 2nd V. President: yes; Michele Meyer, Secretary: yes; John DeAngelis,
Director: yes.

Neil: I would like to make a **Motion to approve non-renewal of contract for Bar9, for the
Fire Alarm Monitoring System for 2026.**

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: Nick DeMaio, 501/505 and

Questions: Why isn't it being renewed? Are there any outstanding permits?

Rocky: Bar 9 is our fire alarm company. Our alarm system is in two parts: the wet side, and the electric side which is the alarm side. Whenever you hear beeping by the elevator, the strobe lights, etc. that is what Bar 9 would handle, they do not want to monitor our alarm, so we are not renewing their contract. Yes, there are open permits. It is with a separate contract. Stephen Amante gave a thank you to Janet Richards for her hard work at moving along the permits that we have.

Vote: Neil Midtgard, President: yes; Stephen Amante, 1st V. President: yes; Armand Veltre, 2nd V. President: yes; Michele Meyer, Secretary: yes; John DeAngelis, Director: yes.

Motion passes: 5 to 0

Neil: I would like to **Make a motion to approve non-renewal of the contract of Good Shepherd Landscaping for Lawn Services for 2026.**

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: Peter 2401/104 Can you elaborate some more.

Steve shared that work is not completed and not supervised. Steve stopped paying one of bills because they did not clean up. Peter M. asked if we were looking into what company the other communities around us are using. This would be answered further in the meeting.

Neil

stated the conversations about these contracts going on for months. All of this is required for the 2026 Budget. First, we will discuss the non-renewal and then we will vote on the contractors that are going to take their place.

Vote: Neil Midtgard- President: yes; Stephen Amante- 1st V. President and Treasurer: yes; Armand Veltre- 2nd V. President: yes; Michele Meyer- Secretary: yes; John DeAngelis- yes.

Motion Passes: 5-0

Neil: I would like to make a **Motion to Approve Termination of the contract, Elevated Facility Services Group, (formally Oracle Elevator) Maintenance and Monitoring contract, for breach of contract effective January 1st, 2026.**

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: What happens with the elevators and the problems we have been having.

Neil: There are two elevator contracts: one is the modernization contract the other is the maintenance contract. Whether it is a modernization problem or maintenance problem once we vote on this motion, we will have to find a contractor who is going to be able to get us through the rest of this year. There will not be an assessment. Steve, Rocky and Neil are meeting on Thursday with a company. Question: Are the per hour salaries on the bid separate from the monthly expenses of this elevator contract. Rocky replied yes, there is the hourly rate for service calls for emergency after hour service. Then we have the monitoring and maintenance part of the contract basically if they have to come at night and

weekends, we must pay them that contract price. For the monitoring and maintenance part of the contract the price is different.

Question :Who checks the work being done? Rocky and the Board. Whenever anything occurs in the evening when it is reported to the emergency number, they contact Rocky depending on what the problem is he will try and get someone there or notify that they will be there in the morning. If it has something to do with water Rocky will call Steve, all hours of the day and night. Steve will go over and turn the water off. Right now, we are voting on termination of a contract.

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President and Treasurer: yes; Armand Veltre- 2nd V. President: yes; Michele Meyer- Secretary: yes; John DeAngelis-Director: yes.

Motion Passes: 5-0

Neil: I would like to **Make a Motion to Approve the 2026 Contract for American Landscaping Group, LLC. for \$153,400.00 for the communities landscaping service. This is also known as Pablo.**

Motion: Armand Veltre

Second: Stephen Amante

Steve: We have employed Pablo for a good 10 years. A lot of people like the work that he did. There was an issue about two years ago. Rocky, Armand and I sat down with him and regarding his family being involved in the business. They explained to him that if they were still involved, we were not going to hire him. He said he's got plenty of workforce and he said he has three developments besides ours and he is not looking to get any larger. We expect wonderful things from him.

Discussion: Is he higher or lower than what we are paying now? It's about \$12,000.00 less than we pay now. The mulch part is separate. Neil said if you go on the website all the information will be there. Please note we are upgrading the computer system. another question was brought up about behind building 19. Today we had a different company back there.

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes; Armand Veltre-2nd V. President: yes; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Motion Passes: 5-0

Neil: I would like to **Make a Motion to Approve the 2026, 2027, 2028 contract with Hafer Certified Public Accountants and Consultants, LLC. for \$22,500.00 per year. This is our community's auditing company.**

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: Are we changing companies? No

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes;
Armand Veltre-2nd V. President: yes; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Discussion: none

Motion Passes: 5-0

Neil: I would like to **Make a Motion to Approve the 2026 and 2027 contract with Harbor Management of South Florida Incorporate for \$4,600.00 per month with a 3% yearly increase. Additional work will be billed at \$75.00 per example.** Examples are mailings, assessments, payroll, etc. for the communities accounting services.

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: How much was increased in 2025? 3%

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes;
Armand Veltre-2nd V. President: yes; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Motion Passes: 5-0

Neil: I would like to **Make a Motion to Approve the 2026 contract with Farmer Irwin Corporation for \$26,456.00 with the community's fire suppression all armed monitoring system.** The bar nine contract that will now be covered by Farmer Irwin

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: none

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes;
Armand Veltre-2nd V. President: yes; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Motion Passes: 5-0

Neil: I would like to **Make a Motion to Approve the 2026 contract with the Lady Paving Company for \$92,173.00, plus, if patching is necessary, at \$350.00 per ton. Paving asphalt overruns, if necessary, at \$65.00 per ton. Leveling after milling at \$190.00 per ton, if necessary, for the road repaving at Tidal Pointe Boulevard and Marina Isle Way.**

Motion: Armand Veltre **Second:** Stephen Amante

Discussion: All asphalt/macadam will be replaced. The company will grind down about an inch then they will have to repave.

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes; Armand Veltre-2nd V. President: yes; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Motion Passes: 5-0

Neil: I would like to **Make a Motion to Approve the 2026 contract with the Lady Paving Company for \$16,220.00 for the installation of three (3) speed humps down Tidal Pointe Boulevard and one (1) Marina Isle Way.**

Motion: Armand Veltre

Second: Stephen Amante

Discussion: Residents shared mixed views about installing speed bumps on Tidal Point Boulevard and Marina Isle Way but agreed that speeding and frequent disregard for stop signs is a concern. It was suggested to address specific offenders.

Michele Meyer has reached out to the Jupiter Police Department for further study on speed humps and is awaiting their response. As a private community, we have several options, and Michele aims to ensure all possibilities are considered for an informed decision.

Additionally, the suggestion of the use of rubberized humps. They use screws to be intalled. If after time no one wants them, they can easily be removed and the holes filled.

No assessment will be required; funds will come from reserves. A member of our community is a police officer and will speak with Michele offering some of his expertise. Armand said we have studied it enough and we need to act.

Vote to table: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes; Armand Veltre-2nd V. President: no; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Motion to table: Passes 4-1

The MOTION is tabled until Michele receives more information to present to the Board and community.

Neil: I would like to **Make a Motion to Approve the use of Planting Reserves for \$7420.00 for Ixoras to be planted at 1501, 1701, and 1001. Includes removal of dead Ixoras, cleanup and adding soil of necessary.**

Motion: Armand Veltre

Second: Stephen Amante

Discussion: Suggestion take out all by 1501 and 1701 and extend the grass. According to Steve Amante, there is going to be about 400 bushes, the 3-gallon size. Pablo will fertilize them a couple of times a year and they'll fill in very nicely.

Vote: Neil Midtgard-President: yes; Stephen Amante-1st V. President/Treasurer: yes; Armand Veltre-2nd V. President: yes; Michele Meyer-Secretary: yes; John DeAngelis-Director: yes.

Neil: Prior to opening the forum, I would like to give the board members an opportunity to address all present, both in person and via Zoom. The board is committed to serving our community each day; nevertheless, differences of opinion are to be expected, and satisfying all 660 owners and their families is challenging. Given the age of our buildings—now forty years—we must focus on addressing critical priorities. At this time, our main areas of attention include the western seawall, ongoing marina-related litigation, and negotiations regarding an elevator modernization contract. These major undertakings remain topics of active discussion as we work toward effective and sustainable solutions.

Steve: We have three contracts left to approve and will likely reconvene in December. A new elevator company offered better rates but wants a five-year contract, which he think is too long; we were reviewing it this morning. Rocky and he met with a second company about resurfacing the tennis courts and expect their bid by Friday. If it's similar to the first bid, we'll choose the initial company.

Armand: this is my 10th year on the board and in March I am giving it up. I just want know if there is going to be anybody who is going to want to run. You don't just run in name only. If you don't want to work, then don't bother. This board is doing an excellent job. I give them my seal of approval. I've enjoyed being on the board. I'm 88 years old and God bless I hope to make it to 100.

John: I've reviewed the reserve fund, which currently has about \$6000 from you and a total balance between \$3.7 and \$3.8 million, expected to reach \$4.3 million by year-end. Previously, the board invested funds in rolling CDs with K-JAR, ensuring each is FDIC insured up to \$250,000 and distribute the money across several banks for better rates. I'm trying to get a decent rate going forward. An example would be the reserve for the roofs and a few other that have Useful life out 20 to 25 years and find an asset to match. I'm working on continuing this strategy and am available to answer any questions.

Armand said John is a welcome addition to the Board

Michele: I want to thank everyone. I can't tell you how great it's been working with these gentlemen because we do communicate. We listen to everything you say. We hear you. We are getting things done and will continue. I want to get this survey for speed humps on Tidal Pointe and Marina Isle Way begun as soon possible. There are many new innovations that can help us present the best program to our community. There is a resident Ken who is an active police officer who has been giving us valuable alternatives. I am going to speak with him after the meeting.

Neil: resident Don Carter, who is in building 24 mentioned that with the Milestone Project when you're storm window shutters are reinstalled make sure they close correctly. If not get Palm Beach construction to come back and do it correctly.

Open forum:

Barbara explained that mortgage and title companies are working to address issues related to the Marina lawsuit and Milestone building repairs, which have led Fannie Mae to temporarily suspend loans for our **property. Note:** every Condo association is experiencing these issues with Fannie Mae. Final inspections by the Town of Jupiter are needed before Fannie Mae will consider reinstating lending once all repairs are done.

A question arose about the future painting of the buildings. There are no decisions yet from the Paint Committee.

A question about changing the Trash room doors because they might be rotted and rusted. Each building door will be inspected, and decisions will be made for each building individually.

Power washing the parking lot is necessary for maintenance, especially to remove mold and prevent black mold buildup on roadways and the areas where cars rarely move and the dirt settles in puddles. The process helps control green slime and keep overall cleanliness. Currently, we have a three-year contract with the cleaning company. The Board is exploring ways to enforce the removal of cars when we clean the parking lots. This matter is currently in its preliminary stages. A

Question about the approval of backing into the parking space was raised. The Board will consider it further after checking our Rules and Regulations. Note: this would require a community vote to change.

The status of the Marina lawsuit. The Board and the Marina entered Mediation. The only thing the President could share was the Marina's offer was ridiculous. We have countered and are waiting for a response. If the number is not sufficient to cover our expenses, the Board will go to trial by jury.

Small bit of good news. The Town of Jupiter is now involved. Our President is in direct contact with the President and Vice President of the Marina Board. Our President said he did this for a living and he told the inspector we have an imminent hazard. We are getting sinkholes and it's only a matter of time before it does affect our buildings. The Marina has been told by the Town of Jupiter they have 60 days to get a plan. The Marina must take sonar readings to see if any of our foundations have been affected. Our President stated this is one of his responsibilities. He only deals with the president and vice president of the Marina. The new inspector for the Town of Jupiter Edwin, has seen the sinkholes and his Don supervisor as well.

Upgrading the clubhouse bathrooms are out for bids. Steve stated the counters and sinks will be replaced. Pool 1550 will not be done until the lawsuit is settled.

Meeting is adjourned at 7:02p.m.