

# Jupiter Reef Club Update

November 2010

Hello again,

Jupiter Reef Club looks as beautiful as ever. The biggest recent challenge has been the interior refurbishing. We have ordered commercial grade, comfortable, replacement sleep sofa's for all units. Matching and/or coordinated dining chair and lounge chair cushions are also ordered. Further, side and coffee tables are on order for all units to replace those chipped tables we currently have.

The sliding glass window enclosure of the bedrooms for unit 15 is complete. It looks great. The JRC Board has decided to continue the project for units 16, 17, and 18. This will help with the bedroom privacy issue in those units.

At the November JRC Board of Directors meeting the Board did vote to establish a committee chaired by George Dirner, Treasurer, to address the bad debt issue. While foreclosure remains an option, this committee will contact delinquent owners to try to arrange less costly transfers of deeds from the delinquent owners to JRC.

Looming projects that are being studied and priced include replacement front doors, plantation shutters, replacement lamps and lighting for the units, upgraded mattresses, and some replacement refrigerators. We hope to address these projects in this and next fiscal year. If you have suggestions for priority projects that are not mentioned please let me/us know.

We have had intermittent difficulty with the telephone service over the past few months, and recently the problem has gotten worse. We know owners and guests have been frustrated. The staff has been working on this complex issue, and we are on the brink of revising our contract and upgrading our hardware with our carrier, Windstream.

From my conversation with the Florida Division of Condominiums, Timeshares, and Mobile Homes, the 20/20 issue has become a lesser concern due to changes in recent Florida legislation. My understanding is that there is no longer a sunset provision of timeshare ownership in Florida. However, our own by-laws reflect the older legislation. It appears we need to change our bylaws now to ensure continuation of the kind of ownership we currently have past the year 2020. In other words, if you bought Week 1 Unit 1, that ownership will remain, unabridged, past the year 2020. The JRC Board has approved the presentation of a new ballot asking owners to amend our bylaws to ensure ownership, as we currently have, for perpetuity. This will be similar, but clearer, than the proposed bylaw offered in April 2009.

We are continuing the balloting for the amendment to revise our bylaws regarding our election process. We continue to ask owners to approve the staggered election by-law amendment. Currently, all JRC Board members can serve for only one year. The proposed amendment allows for two year staggered terms. We believe this will ensure greater continuity. If you have not done so, please consider affirming this.

As always, if you have any suggestions for JRC please let the staff or the JRC Board know.

Sincerely,

Wally Siggers, President

