



Jupiter Reef Club

1600 S A1A
Jupiter FL 33477

Phone: (561) 747-7788
Fax: (561) 743-0577

NOTICE OF MEMBERS MEETING

SECOND NOTICE

NOTICE IS HEREBY GIVEN, in accordance with the By-Laws of the Association, that the Annual Meeting of Members of The Jupiter Reef Club Condominium Owners Association will be held at the following date, time, and place.

DATE: April 7, 2015

TIME: 5:00 PM

**PLACE: American Legion Post 271 Building
775 US Highway #1
Tequesta, FL 33469**

AGENDA

(In accordance with section 216 of the By-Laws)

I. Call to Order

II. Roll Call, Certification of proxies, establishment of quorum

III. Proof of Notice of Meeting or Waiver of Notice

IV. Reading and Approval of Minutes

V. Reports of Officers

VI. Reports of Committees

[There will be a pause in the meeting of approximately 90 minutes as the votes are counted.]

VII. Election Results

VIII. Unfinished Business

IX. New Business

X. Adjournment

Organizational Meeting

Immediately following adjournment, the new board of directors will meet briefly to elect officers and schedule the 1st meeting for the coming year.

3/7/15

March 7th, 2015



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Dear Owners,

It is very vital that each and every owner participates in the Annual Meeting. An owner can either attend the meeting in person or send in a Proxy by mail. The meeting can only take place if a quorum exists. If a quorum is not met, the association must bear the high cost of holding another meeting.

All ballots must be turned in by 5:00 pm April 7th 2015. No ballots can be accepted after this time. Therefore, even if you plan to attend the meeting it is suggested that you mail us your proxy as opposed to bringing it with you to the meeting.

Completing the Proxy

- A. Regardless Of the number of units you own, you will receive one proxy.
- B. If you want a specific person to act on your behalf, you will need to place that person's name at the top of the proxy
- C. If you do not designate a specific person the president will vote on your behalf
- D. You must fill in all of you unit number(s) and week(s) owned.
- E. In order for your proxy to count, your signatures must be legible or print your name below your signature.

Election for the Board of Directors

There will be three positions open for the April 7th, 2015 election. The new board will be confirmed at the Annual meeting. Please see the ballot sheet for further instructions.

Completing the Envelopes

- A. Carefully complete your proxy.
- B. Place the proxy inside of the small proxy return envelope and mail it back to the club. Please mail it separately from your ballot.
- C. Please follow the instructions on the ballot sheet to complete and return the ballot.

Thank you for your cooperation. If you wish to attend the Annual Meeting in person, please arrive early, as you will be required to sign in at the front door. In order to start the meeting on time and for your convenience, the doors will open at 4:30pm.

Best Regards,

Management

March 7th, 2015



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Proposed Annual Budget May 1, 2015 - April 30, 2016

Dear unit owners,

Attached, for your review and consideration, is the proposed annual budget for the fiscal year beginning on May 1, 2015.

An increase in dues of \$17 - \$19 per unit is anticipated. For more information, please see the enclosed "Seawall Update Letter", and/or visit jupiterreefclub.org/seawall .

Please review the proposed budget and forward any questions, suggestions or comments to our manager, at the office by mail or e-mail:

Manager@jupiterreefclub.org. You may call the office, but correspondence is preferred via e-mail or post.

NOTICE OF BUDGET MEETING

The Board of Directors has scheduled a meeting to approve the attached proposed budget. The meeting will be held on Monday April 6th, 2015 at 6:00pm at the Jupiter Reef Club, 1600 S. A1A Jupiter Florida 33477

Note: To view the audit for Fiscal Year 2013-2014, or to download this entire packet in PDF format, please visit: jupiterreefclub.org/main/boardmeetings . You are also always welcome to contact the office.

3/7/15

March 7th, 2015



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Seawall Update Letter

3/7/15

Hello fellow owners,

My name is JoAnn Rother, and I am Vice-President at Jupiter Reef Club (JRC). President Mike Furfaro resigned recently, leaving me to handle some affairs at the Association. Having been Vice-President for five months and Director for three years, I have been involved in discussions and decisions concerning the seawall.

The most compelling news I need to report concerns the deteriorating seawall. JRC has experienced many damaging storms over the past few months. In the fall of 2014, there was severe damage to the South end of the wall. There was a remarkable breach. We were able to repair it before greater damage to the units occurred. More recently, we have had a couple of areas where bricks on the upper deck caved in due to eroding backfill. We are in the process of making those necessary repairs. We have had an engineering firm make recommendations for additional repairs for suspected areas of weakness. We have transferred money from other reserve accounts to pay for the damaged areas as well as fund the projected areas of weakness.

In the enclosed proposed budget, we have stipulated what we believe is a reasonable budgetary response to our current situation. The budget does call for an increase of \$17-\$19 per unit for the 2015-16 year, due to a revised, and presumably more accurate, replacement cost of the seawall based on a recent report from a licensed engineer. This is about \$8 more per year that owners spent five years ago. We have been very fortunate to have dropped dues over the past few years and still have enough money to cover repairs.

As rapidly as we can, we are in process of evaluating, thoroughly, the best course of action. We have learned that the wall is very likely 50-60 years old. We know there are substantial structural deficiencies. And, we need to address the issue of repair versus replace. We do have several thousands of dollars set aside for the projected repairs. JRC needs to decide whether that money is better spent on repairs to the old wall or as partial payment for a new wall. If we do recommend a new wall, the additional money would require an assessment. I cannot tell you how much that assessment might be, because I do not know. The very preliminary data suggests that it might be in the area of \$600 - \$1000 per unit.

What I can and will do is commit myself to getting as much good data as I can and to keeping all owners fully informed. As I write this letter to you, Hanson Akerman is preparing a more comprehensive report of the seawall issues on the JRC website: jupiterreefclub.org/seawall . What I can and will do is ensure routine and frequent reporting on the website, starting now. Please visit both the seawall and the owners sections on the website.

JoAnn Rother

Vice President

Jupiter Reef Club Condominium Owners Association

(561) 747-7788

1600 S A1A

Jupiter, FL 33477

March 7th, 2015

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.

BUDGET FOR THE FISCAL YEAR

BEGINNING MAY 1, 2015 ENDING APRIL 30, 2016

	Budget	ACTUAL	Projected	PROPOSED	WEEKLY/UNIT
	7	11/30/2014	4/30/2015	5/1/15 TO	BUDGET
	4/30/2014	7 MONTHS	4/30/2015	4/30/2016	BUDGET
REVENUES					
ASSESSMENTS (SCHEDULE 1)					
MAINTENANCE FEES	687,544	401,824	688,841	635,339	402
RESERVE	188,059	109,701	188,059	266,574	169
RESERVE INTEREST INCOME	300	80	138	1,600	1
TAXES	95,000	56,258	96,442	95,000	60
ADMINISTRATIVE FEES	-	-	-	-	0
ESTOPPEL LETTER FEE	5,500	6,450	8,000	5,500	3
BAD DEBT RECOVERY	-	-	-	-	0
RENTAL COMMISSIONS	120,000	57,817	120,000	120,000	76
RENTAL INCOME	12,500	11,982	12,500	12,500	8
INTEREST INCOME	100	-	-	200	0
LATE CHARGES	6,000	6,800	6,800	6,000	4
VENDING INCOME		-	-		0
GAIN(LOSE) SALE OF UNITS	3,000	7,900	7,900	3,000	2
RETAIL SALES	2,000	582	1,500	2,000	1
OTHER INCOME	3,000	2,298	3,000	3,000	2
EXCESS REVENUES CARRYOVER TO REDUCE BUDGET	-	-	-	-	0
Total Income	1,123,003	661,692	1,133,180	1,150,713	728
SALARIES AND BENEFITS					
ADMINISTRATIVE SALARIES	111,000	69,606	119,325	117,400	74
MAINTENANCE SALARIES	68,000	46,160	75,500	68,000	43
HOUSEKEEPING SALARY	35,000	14,216	22,250	22,500	14
MAIDS SALARIES	45,000	28,475	48,814	48,000	30
MAINTENANCE WEEKS SALARIES	-	-	-	-	0
LAWN MAINTENANCE SALARIES	26,000	17,677	30,304	28,000	18
EVENING CLERKS SALARIES	31,000	16,295	30,000	31,000	20
TEMPORARY LABOR	500	-	-	500	0
EMPLOYEE BONUS	4,000	-	5,460		0
EMPLOYEE HEALTH INSURANCE	2,400	1,400	1,400		0
PAYROLL TAXES	30,372	19,940	34,183	30,717	19
PAYROLL PROCESSING FEES	900		-	-	0
	354,172	213,769	367,236	346,117	219

ADMINISTRATIVE EXPENSES

ADVERTISEMENT	1,350	1,248	1,800	1,500	1
WEB-SITE EXPENSE	1,750	336	576	1,750	1
BOOKKEEPING	16,800	4,735	4,735		0
ACCOUNTING FEES	4,000	2,050	3,515	4,000	3
AUDIT FEES	7,000	7,500	7,500	7,000	4
AUTO EXPENSE AND ALLOWANCE	-	-	-		0
BANK & CREDIT CARD FEES	17,000	9,977	17,104	17,000	11
PENALTIES	-	-	-	-	0
COMPUTER SUPPORT & SOFTWARE	3,000	1,200	2,057	2,500	2
DUES & SUBSCRIPTIONS	800	-	-		0
EQUIPMENT & STORAGE RENT	4,000	2,166	3,713	3,000	2
LEGAL & COLLECTION FEES	7,000	6,177	20,000	10,000	6
LEGAL FEES FORECLOSURES	5,000	-	-	10,000	6
OTHER PROFESSIONAL FEES	-	-	-	-	0
OFFICE SUPPLIES & EXPENSES	6,000	3,055	5,237	6,000	4
POSTAGE & DELIVERY EXPENES	3,500	1,189	4,000	3,500	2
PRINTING	1,100	-	1,500	1,100	1
OTHER ADMINISTRATIVE SERVICES	2,000	2,658	3,750	2,000	1
PROMOTIONAL EXPENSES	3,500	1,678	2,877	3,500	2
	83,800	43,969	78,364	72,850	46

UTILITIES

ELECTRIC	43,000	21,213	36,365	43,000	27
GAS	25,000	11,492	26,500	25,000	16
WATER/SEWER	20,000	14,498	24,854	20,000	13
TELEPHONE	8,000	3,006	5,153	8,000	5
TRASH REMOVAL	7,000	4,120	7,063	7,100	4
CABLE TV/TELEPHONE	21,060	12,210	20,931	21,060	13
FIRE ALARM	3,250	-	3,250	3,250	2
TELEPHONE REPAIR/MAINTENANCE	1,200	94	350		0
	128,510	66,633	124,466	127,410	81

MAINTENANCE EXPENSES

AIR CONDITIONING MAINTENANCE	6,000	6,610	8,000	6,000	4
AUTO EXPENSE AND ALLOWANCE		-	-		0
RESTORATION SERVICE	2,500		-	2,500	2
CLEANING SUPPLIES	19,000	9,592	17,500	19,000	12
EXTERMINATION	7,500	2,951	5,060	6,000	4
GAS GRILLS	-		-	-	0
GENERAL REPAIRS & MAINTENANCE	85,000	42,852	70,000	70,000	44
ICE MACHINE RENTAL	-	-	-	-	0
IRRIGATION MAINTENANCE CONTRACT	-	733	1,257		0
IRRIGATION MAINTENANCE REPAIRS	1,000	94	162		0
LAWN FERTILIZATION	-	-	-	-	0
POOL & PATIO FURNITURE REPAIRS	3,500	884	884	1,000	1
POOL MAINTENANCE CONTRACTS	6,000	3,820	6,549	6,000	4

POOL REPAIRS & SERVICE	6,000	3,275	5,614	6,000	4
LAWN MAINTENANCE CONTRACT	-		-	-	0
LANDSCAPE IMPROVEMENTS	2,000	316	316		0
WINDOW & EXTERIOR MAINTENANCE	-		-	-	0
END OF FY 2013-2014 PURCHASES		40,889	22,889		0
OUTDOOR LIGHTING	4,000		-	-	0
	<u>142,500</u>	<u>112,016</u>	<u>138,231</u>	<u>116,500</u>	<u>74</u>

INSURANCE:

PROPERTY	60,000	32,941	56,470	60,000	38
GENERAL	6,000	2,061	3,533	6,000	4
DIRECTORS LIABILITY	2,000	-	-	2,000	1
WORKERS' COMPENSATION	11,000	5,766	12,000	11,000	7

PROPERTY TAXES

REAL ESTATE TAXES	95,000	56,175	96,300	95,000	60
TANGIBLE PERSONAL PROPERTY	4,000	-	-	4,000	3
TAXES AND LICENSES OTHER	-		-	-	0
BAD DEBT	20,000	-	20,000	20,000	13
DIVISION FEES	3,162	3,162	3,162	3,162	2
STORM DAMAGES	3,000	-	-	3,000	2
RETAIL PURCHASES	2,000	880	1,509	2,000	1
DEPRECIATION	15,000	4,568	7,831	8,000	5
INCOME TAXES	2,500	-	5,000	5,000	3
STAFF UNIFORMS	1,500	1,069	1,750	1,500	1
REIMBURSEMENTS	-		(752)	-	0
SECURITY EXPENSE	-	318	545	600	0
	<u>225,162</u>	<u>106,940</u>	<u>207,555</u>	<u>221,262</u>	<u>140</u>

TOTAL EXPENDITURES

	<u>934,144</u>	<u>543,328</u>	<u>915,852</u>	<u>884,139</u>	<u>559</u>
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CAPTIAL EXPENDITURES

LAUNDRY EQUIPMENT	-	-	-	-	
OTHER CAPITAL EQUIPMENT	-	-	-	-	
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	

TOTAL EXPENDITURES

	<u>934,144</u>	<u>543,327</u>	<u>915,852</u>	<u>884,139</u>	
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JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
 BUDGET FOR THE FISCAL YEAR
 BEGINNING MAY 1, 2015 ENDING APRIL 30, 2016

		ACTUAL		PROPOSED	
	7	11/30/2014	Projected	5/1/14 TO	WEEKLY/UNIT
RESERVE EXPENDITURES (SCHEDULE 3)	RESERVE BALANCE	7 MONTHS	4/30/2014	4/30/2015	BUDGET
	4/30/2014	EXPENSES	FUNDING		
ROOF REPLACEMENT	90,658	-	15,500	15,500	10
BUILDING PAINTING	10,151	-	1,000	1,000	1
ELECTRICAL RESERVE	46,489	-	12,000	-	0
LAUNDRY ROOM			5,000	5,000	3
PLUMBING RESERVE	4,768	-	2,500	2,500	2
PAVING AND RESURFACING	23,235	-	-	-	0
INTERIOR REPLACEMENT	353,032	(1,618)	60,000	119,190	75
POOL & PATIO FURNITURE	14,450	-	6,000	2,500	2
AIR CONDITIONING	6,733	(4,718)	15,000	10,000	6
SEAWALL RESERVE	160,766	(16,798)	48,000	87,734	55
WINDOWS & SLIDERS	68,292	-	9,500	9,750	6
PATIO RESURFACING	55,279	-	7,900	7,900	5
BUILDING SIDING	6,137	-	4,000	4,000	3
POOL RESURFACING	11,407	-	1,659	1,500	1
IRRIGATION RESTORATION	-				0
	<u>851,397</u>	<u>(23,134)</u>	<u>188,059</u>	<u>266,574</u>	<u>90</u>
TOTAL OPERATING & RESERVE BUDGET	<u>1,785,541</u>	<u>520,193</u>	<u>1,103,911</u>	<u>1,151,366</u>	<u>649</u>
EXCESS REVENUES OVER EXPENDITURES	<u>(662,538)</u>	<u>141,499</u>	<u>29,269</u>	<u>-</u>	<u>79</u>

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.
BUDGET FOR THE FISCAL YEAR
BEGINNING MAY 1, 2015 ENDING APRIL 30, 2016
SUPPORTING SCHEDULE I

BILLING COMPUTATION FISCAL YEAR 4/30/16

	A UNITS	1 BEDROOM	2 BEDROOM
REAL ESTATE TAXES/UNIT	4,100.00	2,500.00	4,100.00
UNIT/WEEKS	51	51	51
TAXES/UNIT WEEK	80.39	49.02	80.39
ROUNDING	-0.39	-0.02	-0.39
TOTAL TAXES	<u>80.00</u>	<u>49.00</u>	<u>80.00</u>

	2015-2016		
MAINTENANCE FEES			
TOTAL BUDGET	902,566	557.86	605.63
PERCENTAGE		0.000618083	0.000671009

SUMMARY:

MAINTENANCE FEE	558.00	558.00	606.00
REAL ESTATE TAXES	80.00	49.00	80.00
	<u>638.00</u>	<u>607.00</u>	<u>686.00</u>

	2014-2015		
PRIOR YEAR'S ACTUAL M&T			
MAINTENANCE FEE	541.00	541.00	587.00
REAL ESTATE TAXES	80.00	49.00	80.00
SPECIAL ASSESSMENT	-	-	-
	<u>621.00</u>	<u>590.00</u>	<u>667.00</u>

INCREASE (DECREASE) FEES	<u>17.00</u>	<u>17.00</u>	<u>19.00</u>
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CALCULATIONS VERIFIED

TOTAL UNITS	153	969	459	TOTAL
MAINTENANCE	85,374.00	540,702.00	278,154.00	904,230.00
	12,240.33	47,480.62	36,720.99	96,441.94
	<u>97,614.33</u>	<u>588,182.62</u>	<u>314,874.99</u>	<u>1,000,671.94</u>

JUPITER REEF CLUB CONDOMINIUM ASSOCIATION, INC.

BUDGET FOR THE FISCAL YEAR

BEGINNING MAY 1, 2015 ENDING APRIL 30, 2016

SALARIES

	PROPOSED AVERAGE INCREASE	FICA .0765	SUTA/FUTA 0.054
ADMINISTRATIVE SALARIES			
MANAGER	57,200	4,376	378
BOOKKEEPER	24,804	1,898	378
GUEST SERVICES MGR	30,680	2,347	378
OFFICE ASSISTANTS	4,716	361	255
	117,400	8,982	1,389
HOUSEKEEPING SALARIES			
HOUSEKEEPER	22,500	1,721	378
MAIDS SALARIES	48,000	3,672	2,592
	70,500	5,393	2,970
MAINTENANCE SALARIES			
MAINTENANCE MAN 1	29,640	2,267	378
ASSISTANT MAINTENANCE/PORTER	24,960	1,909	378
ASSISTANT MAINTENANCE/PORTER	13,400	1,025	378
	68,000	5,201	1,134
EVENING CLERK SALARIES			
EVENING CLERKS (2 PT)	31,000	2,372	756
	31,000	2,372	756
LAWN MAINTENANCE SALARY	28,000	2,142	378
EMPLOYEE CHRISTMAS BONUS		-	
TOTAL SALARIES	314,900	24,090	6,627

JUPITER REEF CLUB CONDOMINIUM OWNERS' ASSOCIATION --BUDGET FOR THE FISCAL YEAR

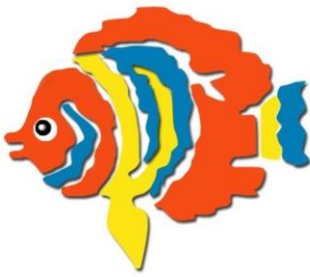
BEGINNING MAY 1, 2015 ENDING APRIL 30, 2016

RESERVE ACCOUNT ANALYSIS AND BUDGET

	BEGINNING	2014-2015	INTEREST				ESTIMATED			ESTIMATED	TOTAL	CURRENT	BUDGET	
	BALANCE	RESERVE	EARNED	EXPENDITURES	PROJECTED	INTERIOR COMMITTEE	ENDING	USEFUL	REMAINING	REPLACEMENT	RESERVE	FUNDING		
	4/30/2014	BUDGET	11/30/2014	11/30/2014	EXPENDITURES	TRANSFER	BALANCE	LIFE	LIFE	COST	REQUIREMENT	REQUIREMENT		
ROOF REPLACEMENT	90,658	15,500	8.56				106,166.56	50	17	367,000.00	260,833.44	15,343.14	15,500.00	
BUILDING PAINTING	10,151	1,000	0.96				11,151.96	7	2	13,000.00	1,848.04	924.02	1,000.00	
ELECTRICAL RESERVE	46,489	12,000	4.39				58,493.39	40	1	58,000.00	(493.39)	(493.39)	-	
LAUNDRY ROOM		5,000	-				5,000.00	10	9	50,000.00	45,000.00	5,000.00	5,000.00	
PLUMBING RESERVE	4,768	2,500	0.45				7,268.45	50	17	45,000.00	37,731.55	2,219.50	2,500.00	
PAVING & RESURFACING	23,235	-	2.19				23,237.19	20	2	22,000.00	(1,237.19)	(618.60)	-	
INTERIOR REPLACEMENT	353,032	60,000	33.33	(1,618.48)	99.96	(4,616.22)	(232,000.00)	174,930.59	VAR	VAR	587,000.00	412,069.41	119,189.88	119,189.88
POOL & PATIO FURNITURE	14,450	6,000	1.36	-		(18,000.00)	2,451.36	10	10	26,000.00	23,548.64	2,354.86	2,500.00	
AIR CONDITIONING REPLACEMENT	6,733	15,000	0.64	(4,718.00)		(2,850.00)	14,165.64	16	13	144,000.00	129,834.36	9,987.26	10,000.00	
SEAWALL RESERVE	160,766	48,000	15.18	(16,796.00)		(205,000.00)	232,000.00	218,985.18	35	15	1,535,000.00	1,316,014.82	87,734.32	87,734.32
WINDOWS & SLIDERS	68,292	9,500	6.45	-			77,798.45	40	27	335,000.00	257,201.55	9,525.98	9,750.00	
PATIO RESURFACING	55,279	7,900	5.22	-			63,184.22	25	18	205,000.00	141,815.78	7,878.65	7,900.00	
BUILDING SIDING	6,137	4,000	0.58	-			10,137.58	30	28	120,000.00	109,862.42	3,923.66	4,000.00	
POOL RESURFACING	11,407	1,659	1.08				13,067.08	10	9	25,000.00	11,932.92	1,325.88	1,500.00	
	851,397	188,059	80.38	(23,132.48)	99.96	(230,466.22)	786,037.64			3,532,000.00	2,745,962.36		266,574	

JUPITER BEEF CLUB CONDOMINIUM ASSOCIATION, INC.
 BUDGET FOR THE FISCAL YEAR
 BEGINNING MAY 1, 2015 ENDING APRIL 30, 2016
 INTERIOR REPLACEMENT BUDGET

				ESTIMATED	TOTAL	5/1/2014	ACTUAL	PROJECTED	INTERIOR COMMITTEE	ESTIMATED	ESTIMATED	CURRENT
NUMBER	UNIT	REPLACEMENT	USEFUL	REMAINING	RESERVE	RESERVE	EXPENSE	EXPENDITURES	TRANSFER TO	ENDING BALANCE	REQUIREMENT	FUNDING
OF ITEMS	COST	COST	LIFE	LIFE	REQUIREMENT	BALANCE	11/30/2014	4/30/2015	SEAWALL FUND	AFTER TRANSFER & EXPENSE	REQUIREMENT	REQUIREMENT
REFRIGERATORS	31	724	22,444.00	10	6	22,444.00	11,362.28		(6,000.00)	5,362.28	17,081.72	2,846.95
STOVES	31	300	9,300.00	10	6	9,300.00	9,212.41		(6,000.00)	3,212.41	6,087.59	1,014.60
DISHWASHERS	31	506	15,686.00	10	6	15,686.00	15,210.11	(700.00)	(8,000.00)	6,510.11	9,175.89	1,529.32
MICROWAVES	31	75	2,325.00	10	6	2,325.00	2,325.00		(2,000.00)	325.00	2,000.00	333.33
TELEVISIONS	31	250	7,750.00	10	6	7,750.00	7,750.00	(262.88)	(2,000.00)	5,487.12	2,262.88	377.15
BEDROOM TELEVISIONS	31	200	6,200.00	10	8	6,200.00	6,200.00	(253.34)	(5,000.00)	946.66	5,253.34	656.67
LAUNDRY CENTER	31	1,100	34,100.00	10	3	34,100.00	22,020.48	(1,200.00)	(5,000.00)	15,820.48	18,279.52	6,093.17
WATER HEATER	31	600	18,600.00	10	3	18,600.00	11,040.48	(2,200.00)	(3,000.00)	5,840.48	12,759.52	4,253.17
DISHWARE	31	200	6,200.00	10	8	6,200.00	3,234.37		(2,000.00)	1,234.37	4,965.63	620.70
LIVING ROOM FURNITURE	31	2,500	77,500.00	5	3	77,500.00	59,016.12		(35,000.00)	24,016.12	53,483.88	17,827.96
DINING ROOM FURNITURE	31	1,500	46,500.00	5	2	46,500.00	33,391.42		(25,000.00)	8,391.42	38,108.58	19,054.29
MASTER BEDROOM	31	2,000	62,000.00	#	10	62,000.00	38,938.08		(30,000.00)	6,938.08	55,061.92	5,506.19
GUEST BEDROOM	9	1,500	13,500.00	15	10	13,500.00	8,498.99		(5,000.00)	3,498.99	10,001.01	1,000.10
LAMPS & ARTWORK	31	500	15,500.00	10	4	15,500.00	10,947.20			10,947.20	4,552.80	1,138.20
BEDSPREADS	47	110	5,170.00	5	2	5,170.00	5,170.00	(1,129.23)		4,040.77	1,129.23	564.62
MATRESS PADS	62	60	3,720.00	5	1	3,720.00	3,720.00		(3,000.00)	720.00	3,000.00	3,000.00
PILLOWS,LINENS,TOWELS&BLANKETS	124	100	12,400.00	4	1	12,400.00	12,012.75	(169.07)	(10,000.00)	1,843.68	10,556.32	10,556.32
KING MATTRESS	31	800	24,800.00	10	3	24,800.00	14,342.65		(14,000.00)	342.65	24,457.35	8,152.45
TWIN MATTRESS	18	400	7,200.00	10	1	7,200.00	6,939.86		(6,939.86)	-	7,200.00	7,200.00
MIRROR WALLS	31	1,000	31,000.00	10	5	31,000.00	20,672.75		(10,000.00)	10,672.75	20,327.25	4,065.45
WINDOW TREATMENTS	31	1,100	34,100.00	10	7	34,100.00	21,631.39		(20,000.00)	1,631.39	32,468.61	4,638.37
CEILING FANS	72	75	5,400.00	10	5	5,400.00	3,634.93	(230.22)	(2,000.00)	1,404.71	3,995.29	799.06
CARPETS/BEDROOM	35	800	28,000.00	8	3	28,000.00	20,285.22		(10,000.00)	10,285.22	17,714.78	5,904.93
TILE FLOOR	31	1,000	31,000.00	15	10	31,000.00	18,869.23		(10,000.00)	8,869.23	22,131.77	2,213.18
WALLPAPER/PANT	31	300	9,300.00	5	2	9,300.00	7,526.17		(7,000.00)	526.17	8,773.83	4,386.92
DVD	31	50	1,550.00	5	1	1,550.00	1,550.00		(1,000.00)	550.00	1,000.00	1,000.00
COUNTER TOPS	31	400	12,400.00	10	5	12,400.00	8,403.45			8,403.45	3,996.55	799.31
BATHROOM CABINETS	31	400	12,400.00	10	5	12,400.00	8,439.83		(4,000.00)	4,439.83	7,960.17	1,592.93
KITCHEN CABINETS	31	1,000	31,000.00	10	5	31,000.00	20,672.76			20,672.76	10,327.24	2,065.45
<hr/>												
					587,045.00	587,045.00	411,016.93	(1,529)	(6,616)	(231,860)		119,189.88



Jupiter Reef Club

1600 S A1A
Jupiter FL 33477

Phone: (561) 747-7788
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GENERAL PROXY - JUPITER REEF CLUB CONDOMINIUM OWNERS ASSOCIATION PAGE 1 OF 2

The undersigned, owner(s) or designated voter of unit/weeks: (Please list all unit/weeks)

_____ in JUPITER REEF CLUB CONDOMINIUM, appoints

_____ (IF NONE DESIGNATED, THEN THE ASSOCIATION
(PRINT NAME OF PROXY HOLDER) PRESIDENT SHALL SERVE AS PROXY)

as my proxy holder to attend the meeting of the members of JUPITER REEFCLUB CONDOMINIUM ASSOCIATION, INC. , to be held on April 7, 2015 at 5:00 P.M; at 775 US Highway #1 Tequesta, FL 33469. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers. Check "General Powers" if you want your proxy hold to vote issues which might come up at the meeting and for which a limited proxy is not required).

_____ ←I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

DATE: _____

SIGNATURE(S) of OWNER(S) OR DESIGNATED VOTER

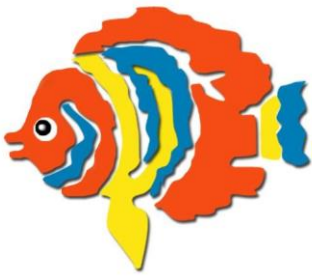
NOTE: THIS PORTION IS NOT TO BE COMPLETED BY THE UNIT OWNER. IT IS ONLY TO BE USED IF THE APPOINTED PROXY HOLDER IS UNAVAILABLE.

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy as set forth above.

Signature of proxyholder

Date: _____



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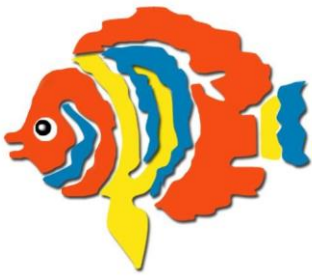
Page 2 of 2

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN 90 DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

A person who has been suspended or removed by the division under this chapter, or who is delinquent, in the payment of any fee, or special or regular assessment as provided in paragraph (n), is not eligible for board membership. A person who has been convicted of any felony, in the state or in a United States District or Territorial Court, or who had been convicted of any offense in another jurisdiction, which would be considered a felony, if committed in this state, is not eligible for board membership unless such felon(s) civil rights have been restored, for a least five (5) years, as of the date such person seeks election to the board. The validity of an action by the board is not affected, if it is later determined that a board member is ineligible for the board membership due to having been convicted of a crime.

Within ninety (90) days after being elected or appointed to the board, each newly elected or appointed director shall certify to the Secretary of the association, that he or she has read the association(s) Declaration of Condominium, Articles of Incorporation, Bylaws, and current written policies, that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of the written certification, within ninety (90) days after being elected or appointed to the board, the newly elected or appointed director may substitute a certificate of having satisfactorily completed the educational curriculum administered by the division-approved condominium education provider within one (1) year or ninety (90) days after the date of election or appointment.

Upon receipt by the association, no ballot may be rescinded or changed.



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BALLOT SHEET

There are three positions open for the Board of Directors at The Jupiter Reef Club. Those who are elected will serve two year terms beginning April 7th, 2015. Listed below is a list of 7 candidates running for those openings and their candidate sheets are attached for your review and consideration.

Please remember,

If you choose more than 3 candidates, your vote will not be counted. Write-in candidates are not permitted, and will also void your vote. Indicate below your three selections. Once completed, place this ballot sheet in the envelope simply marked "Ballot", seal it, and return it in the mailing envelope provided. The mailing envelope requires that unit owners sign the front, and indicate all weeks/units owned. All ballots must be received by April 7, 2015 at 5:00pm. There is a smaller enveloped marked "Proxy" included in the mailing, which should only be used to return the proxy separately, and is not related to the voting/ballot process.

_____ Ruth Feigh

_____ John Flanagan

_____ James Hoyt

_____ Dennis Lyndon

_____ Beth Middendorf

_____ Thomas Pine

_____ JoAnn Rother