

**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES AND MOBILE HOMES**

**CONDOMINIUM / COOPERATIVE COMPLAINT**

*INSTRUCTIONS: To expedite your complaint, it is helpful if this form is typewritten or legibly printed, and each question answered fully. If available, attach supporting or clarifying documents and items pertaining to the issues listed in this complaint.*

Name Paul R. St. Clair, LCAM

Mailing Address 275 Palm Ave

Unit No. D-207

City Jupiter County Palm Beach State FL Zip 33477

Home telephone number (561) 575-9424

Cell phone number (585) 730-2612

E-mail address Paul.St.Clair@Comcast.net

Complaint filed against: DEVELOPER ☒ ASSOCIATION

Name Jupiter Bay Condominium Association

If Developer list principal officer \_\_\_\_\_

If Association list President James Kalec, President

Mailing address 275 Palm Ave Apt D-105

City Jupiter County Palm Beach State FL Zip 33477

Business telephone number (561) 746-5857

Has the above been notified of the issues in this complaint? ☒ YES ☐ NO

If yes, what was the method of notification? BOD Notice Bulletin sent April 10, 2025

Date declaration of condominium was recorded in public records:

11 / 18 / 1988 County Palm Beach

If a cooperative, date articles of incorporation were filed with the Secretary of State:

       /        /       

Have purchaser unit owners elected a majority of the members to the Board of Administration? ☒ YES ☐ NO

If you have retained legal counsel regarding the issues listed in this complaint, do you want the division to contact your attorney? \_\_\_\_ YES \_\_\_\_ NO

If yes, please provide the following information:

Name of Counsel \_\_\_\_\_

Mailing address \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Business telephone number \_\_\_\_\_

a) Has court action been filed regarding any of the allegations in this complaint?

\_\_\_\_ YES X NO If yes, attach a copy of each complaint filed in court and any subsequent court pleadings.

b) Has a petition for a Declaratory Statement been filed with the division regarding

any of the allegations in this complaint? \_\_\_\_ YES X NO

c) Has a petition for Mandatory Nonbinding Arbitration been filed with the division

regarding and of the allegations in this complaint? \_\_\_\_ YES X NO

List each issue. If possible, specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated. Attach additional pages, as needed.

1. Florida Statute 718.112(2)(c)3. says:

“If an agenda item relates to the approval of a contract for goods or services, a copy of the contract must be provided with the notice and be made available for inspection and copying upon a written request from a unit owner or made available on the association’s website or through an application that can be downloaded on a mobile device.”

2. Florida Statute 718.112(2)(c)1. says:

“Written notice of a meeting at which a nonemergency special assessment or an amendment to rules regarding unit use will be considered must be mailed, delivered, or electronically transmitted to the unit owners and posted conspicuously on the condominium property at least 14 days before the meeting.”

With only 48 hours’ notice, a Board of Directors meeting was held on April 3, 2025, to vote on approval of a contractor (Custom Group) to perform a \$6.8 million concrete remediation project. The Board President said that 7 bids for the work were received; however, no bids, including Custom’s bid, were sent out in advance of the meeting. As of today (4/21/25) none of the bids have been posted on the Association’s website nor made available to unit owners.

Milestone Inspections previously completed showed “no substantial structural deterioration” on any of the association’s buildings, and reports attesting to this were submitted to the local (Jupiter) enforcement agency. The Board was unable to produce any documentation to substantiate the \$6.8 million project.

The Association is projected to have \$1.55 million in the combined building restoration/spalling accounts by the end of 2025, leaving an unfunded \$5.25 million (not including engineering cost). This will result in an average special assessment of over \$12,000 per unit owner. No special assessment to fund this project was announced at the meeting nor at any time since.

I hereby request the Division of Florida Condominiums, Timeshares and Mobile Homes to review the violation(s) herein alleged. I understand that the division may act on this complaint pursuant to the provisions of Section 718.501, or as applicable Section 719.501, Florida Statutes. I further understand that the division does not represent me or my private interests, and that any action taken by the division will be on behalf of the State of Florida. My signature below certifies the authenticity of this complaint.

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Signature of Complainant	Jupiter Bay Condominium Association
	Name of Condominium / Cooperative
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4/21/2025	Jupiter Bay Condominium Association
Date	Name of Association