

Need for New Leadership

The following 3 attributes are important for condominium leaders: Honesty & Integrity, Communication Skills, and Fiscal Responsibility. This second bulletin discusses why condominium leaders need good communication skills.

Communication Skills

Good association leaders use every opportunity to communicate with association members. They provide regular, as a minimum quarterly, and timely newsletters and bulletins. Newsletters should clearly communicate factual information to help owners understand the association's progress and accomplishments. They should not be used to promote a particular opinion, agenda, or political position. (Jupiter Bay has not issued a newsletter since January 2024.)

Leaders have the responsibility to welcome and educate new members of the community—owners and non-owner residents alike. They encourage input from residents on issues affecting them personally and the community.

Leaders rely on knowledgeable committee members to provide important services to the condominium owners, augmenting board member capabilities. Throughout the association's history, Jupiter Bay had a rules committee which created and reviewed all new rules and proposed rule changes. Committee members helped ensure compliance with the Association's governing documents and Florida statutes. In April 2025, the rules committee was apparently eliminated. On April 17, the Jupiter Bay board approved four rule changes involving parking permits, sales applications, unit alterations, and landscaping without rules committee or unit owner input.

Leaders make it convenient for members to access official association records. These records inform the owners how the Association is structured, how it's being run and how their money is being spent. The current board approved rule changes affecting official records inspections on 8/21/25 without rules committee or owner input. The changes make it more difficult for unit owners to access official records. Response time has been increased from 5 to 10 days, specially marked certified letters are now required, and the association can limit records inspections to the time and location that they choose.

Also, on 8/21/25, without committee input, the board approved a Civility and Non-Interference Rule. It outlines measures that the board will take against unit owners, tenants, owner guests, and others suspected of harassment. These measures include fines, legal action, and suspension of privilege to communicate with the board, property manager, attorney, or staff verbally, via text, or by email, allowing only written correspondence to be sent via

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certified mail. Open communication and responsiveness of the property manager and board leaders reduce or eliminate the need for this rule.

Leaders need to bring all important association matters to board meetings for open discussion among the board members and unit owners. They do not invent special committees that are not normally used by condominium associations, such as the House Committee. This unique Jupiter Bay committee, led by the board president and attended by his select owner group, is being used to discuss and decide on important matters impacting the association. At board meetings, the chairman reports that the House Committee has made a decision that needs final board approval.

This House Committee circumvents board responsibilities. It is detrimental to the community and is not needed. No one person (House Committee Chairman) should have this level of authority over the association's decision-making and affairs.

Strong communication skills are a key attribute for any condominium board leader.