

JUNO ISLES CIVIC ASSOCIATION
November 7, 2011
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, November 7, 2011, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:03 p.m. The following Board members were present:

Bob Bittenbinder	Present	
Elizabeth Bartholomew	Present	
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Mary Ann Martin	Present	
Rodney Riccardi		Excused
Louis Vilardo	Present	
Jud Whitehorn	Present	

Note: The minutes refer to Board members by their first name as listed above.

❖ **Approve Minutes:** October 3, 2011

Susan made a motion to approve the minutes as amended. Elizabeth seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business:**

Update on church annexation

Lou gave a brief history of the Holy Spirit Church's efforts to be annexed into Juno Beach. Commissioner Marcus's office notified Lou of the church's proposal. Palm Beach County verbally agreed the annexation would create an enclave, and the item was removed from the agenda for the Juno Beach Council meeting in August. The County then sent a letter stating they would not oppose the annexation.

Lou said it appeared an annexation that occurred in 2004 made Juno Isles an enclave. Therefore, there was no further opposition. Lou said he argued the 2004 annexation did not create an enclave, or it would not have been allowed. Lou asked the County if Juno Isles was an enclave before 2004, and did the 2004 annexation cause Juno Isles to become an enclave.

Those questions went unanswered. There will be a meeting on November 16 with a planner from Juno Beach, the head of Palm Beach County Planning, Lou, Jud, and Ed Dicker, Juno Isles attorney. Lou said details would be published on the Juno Isles website following the meeting. He added that mandatory annexation can only occur if the area to be annexed is both an enclave and less than 10 acres, which Juno Isles far exceeds.

❖ **New Business:**

Final prep for annual meeting 11/17

- **Check in list**
Lou said he had an alphabetized list of Juno Isles homeowners and would bring it to the annual meeting.
- **Ballots**
Lou said he would bring copies of the ballot.
- **Minutes**
Lou said he would bring copies of the draft minutes of the 2010 annual homeowners' meeting.
- **Refreshments**
The Social Committee discussed beverages and snacks to be provided.
- **5 p.m. mail pickup for ballots/proxies**
Lou said he would pick up the mail.

Lou urged everyone in the room to get their neighbors to attend the annual meeting to insure the required quorum will be met.

New board responsibilities

Lou said he spoke to at least four people at the annual picnic who were interested in joining the Board. He asked them to attend the annual meeting, raise their hands and volunteer. There are four vacant seats.

Lou said he would run for reelection on the Board, but would not accept the position of President. He briefly described some of the President's responsibilities. Jud said it was most challenging for anyone with a full time job to maintain the President's duties. He said collecting dues made the Board liable to enforce the Covenants, etc. Jud said unless there were strong volunteers, a property management company would be needed. Lou said the officers nominated for the Board had to be willing to do the work required by the positions. Susan and Rodney asked if this information would be given to the community at the annual meeting. Elizabeth said neighbors thought the Board was like the police of the community, and they did not want to be on the Board.

Lou said the duties of officers and the roles of committees could be more clearly defined. Jud said as Vice-President, he would accept more responsibilities as President, but could not keep the hours Lou has been sustaining. Blas suggested raising the annual dues by \$20 and hiring an accountant. Bob said if a management company was hired, dues would have to be raised. He said another alternative would be to annex to Juno Beach. Lou said even if Juno Isles were annexed, it would not mitigate most of the issues since Juno Beach would not enforce Juno Isles Covenants.

Election committee:

Jack, Jim Moore, Bob, Maryann, and Donna Zoeller volunteered to count ballots.

Jud left at 8 p.m.

❖ **Treasurer's Report** – Blas

Blas reported the TD balance was \$50,529 and Anchor Bank balance was \$10,236. He said there were no outstanding payables.

Blas reported five residents paid annual dues, including delinquencies from past years. He said 34 residents had not yet paid annual assessment fees.

❖ **Committee Reports**

- **Architectural Committee** – Jud
No report.

- **Covenants Committee** – Blas
Rhonda Thomas distributed copies of the Covenant Violation Reports. She reported one notice was sent October 31 and 21 violations were resolved.

- **Crime Watch** – Bob
No report.

- **Social Committee** – Ron
Lou said the annual picnic was excellent, with the best attendance ever. Ron said there were 350 hot dogs consumed!

Ron said details for the holiday lights contest were forthcoming.

Lou said the message in the newsletter offering a second yard sale received no response. Therefore, the community yard sale will continue to occur once a year.

- **Landscape Committee** – Louis
Lou reported no updates.

- **Communication** – Susan

Lou said the printer promptly published the newsletter the same day they received it.

- ❖ **Adjournment**

Bob made a motion to adjourn. Susan seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Rhonda Thomas