

JUNO ISLES CIVIC ASSOCIATION
October 3, 2011
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, October 3, 2011, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:07 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** September 12, 2011

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

❖ **Old Business:**

Finalize plans for annual picnic

Ron said the annual picnic arrangements were complete. It was noted that all vendors providing games, food, etc. must show proof of insurance to the County. Susan said she would go to storage and find the bull horn, the sign, and the box containing the wrist bands. Ron said the County would not allow water, so there would be a 3-in-1 inflatable unit of activities. Rodney suggested the Jupiter High Key Club could provide three games manned by six student volunteers. The Board approved an expenditure of \$50-\$100 for prizes. Board members agreed to arrive around 11 am to set up.

Update on church annexation

Lou said there was a meeting with representatives from the County and from the Town of Juno Beach. At the meeting, the County expressed their concern that annexation of the Holy Spirit Church on Ellison Wilson Road would create an enclave, bringing about an illegal annexation. However, the County has not yet provided written opinion. Lou said he would post updates on the Juno Isles website as they occurred.

Finalize newsletter

Lou said a postcard for the picnic had not been sent, but the picnic was announced on the Juno Isles website. He said the newsletter was finalized and was going to the printer the next day. However, an appeal for Board members was needed. Jud and Ron agreed to write it. Ad fees were confirmed at \$25 for business card size, \$50 for a quarter page, and \$75 for a full page.

Finalize ballot for annual meeting

Lou said there would be six open seats on the Board for the upcoming annual election. He solicited Board member to recommend neighbors that might be interested. There was no response.

❖ **New Business:**

Presentation to Board by homeowners, Zagami and Hatten re: tree violation at 1716 Ardley Road

Lou gave a brief history of the actions that had occurred regarding the tree violation. Mr. Zagami, resident of 1716 Ardley Road, and Wayne Hatten, resident of 1720 Ardley Road, were present to address the Board

Mr. Hatten said he was approached by a contractor hired by Mr Zagami to trim the tree and asked if he would allow access to the tree via his property. Mr. Hatten stated he asked the contractor if he had liability and workmen's comp insurance and was told he did not. Mr. Hatten stated he would not let workers on his property without proof of insurance. Mr. Zagami said he thought the contractor was insured, but subsequently learned he was not. Mr. Zagami said he hired a new contractor, Affordable Arborcare, who he indicated was fully insured and the work was scheduled for October 26. Mr. Vilardo reminded Mr. Zagami he was asked to bring proof of insurance to the meeting. Mr. Zagami responded that he didn't have it. Mr. Hatten agreed to allow the new contractor on his property only if he could confirm the status of his insurance prior to the work commencing. Mr. Vilardo asked Mr. Zagami to fax proof of the contractors insurance to the Association no later than 7 days prior to the scheduled work to provide proof of insurance.

Treasurer's Report – Blas

Blas reported the TD balance was \$50,514 and Anchor Bank balance was \$15,391. He said there were no outstanding payables.

Blas reported 41 residents had not yet paid annual assessment fees, including 9 notices returned undeliverable.

❖ **Committee Reports**

▪ **Architectural Committee – Jud**

Jud reported approval was granted earlier that day for a pool at 12922 Ellison Wilson Road. Two fences erected without approval were identified. Jud talked to the residents, and they promised to provide plans. Lou said it was critical to send a notice to the residents within the next 30 days since the fences would be grandfathered in if plans were not submitted and approved within a year of fence completion.

- **Covenants Committee – Blas**
Rhonda Thomas distributed copies of the Covenant Violation Reports. She reported 17 notices and four second notices were sent during September. 19 violations were resolved. Three violations were reported to Palm Beach County Code Enforcement. Jud suggested even if a repeated violation was a County issue, the Association attorney should get involved in order to get the homeowner’s attention. Lou said legal fees to enforce the Covenants were recoverable. Jud asked if the Association had placed liens on homes to recover fees incurred to enforce the Covenants. Lou said the Association had placed liens for delinquent Association fees, but not for Covenant violation fees. The Board agreed to enlist the attorney to proceed with liens when necessary to recover fees incurred to enforce the Covenants.

Rodney asked what the ‘win’ was if it was a ‘wash’ at the end of the day. The response was the ‘win’ was the resolution of the violation. Lou said the Association could not gain a profit, but it could recover expenses incurred to enforce the Covenants.

Elizabeth suggested homeowners be shown Covenant enforcement legal fees incurred by the Association as a means to encourage residents to comply with the Covenants.

- **Crime Watch – Bob**
No report.
- **Social Committee – Ron**
Ron reported above.
- **Landscape Committee – Louis**
Lou reported the pulley on the flag pole was stuck again, and it would require a flag pole company to repair it since it is very high on the pole.

Blas said he uses solar LED lights on his property and suggested they may be a good option for lighting the Juno Isles signs on Ellison Wilson Road. Lou said he had looked into solar powered lights previously and the only ones large and bright enough to illuminate the signs required a large solar panel and were quite expensive. Blas suggested the technology may have improved since then and agreed to explore available options.

- **Communication – Susan**
Susan reported above.

❖ **Adjournment**

Rodney made a motion to adjourn. Jud seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,
Rhonda Thomas