

JUNO ISLES CIVIC ASSOCIATION  
March 4, 2013  
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, March 4, 2013 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:06 p.m. The following Board members were present:

Jay Cannava	Present	
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra		Excused
Ron Hoehmann		Excused
Michael Murray	Present	
Louis Vilardo	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

❖ **Approve Minutes:** February 4, 2013

Blas made a motion to approve the February 4 minutes as amended. Lou seconded the motion. The minutes were unanimously approved.

❖ **New Business:**

**Finalize Budget for 2013**

The Board discussed each budget line item. Most items remained the same amount.

Donna said Ron asked her to tell the Board (in his absence) that he would like the same budget as last year.

The Board discussed whether to budget the cost of processing an amendment to the Covenants to address the aesthetics of fences. Most members said they would like to see how the amended verbiage might look. Therefore, the cost of processing an amendment to the Covenants was included in the budget.

The cost of maintaining the front island was discussed, including lighting and vegetation. Lou reviewed annual landscape requirements, including a proposal to replant the front island. The Board agreed to include it in the budget.

Lou made a motion to hire Rhonda Thomas to do estoppel letters, monthly bookkeeping and produce the annual financial statements. Jud said all vendor invoices would be sent to Blas and Rhonda. Blas said he would like to see activity reported each month. Donna seconded the motion. All were in favor, and the motion passed unanimously.

Donna made a motion to approve the budget with dues at \$117 per year. Doug seconded the motion. All were in favor, and the motion passed unanimously.

### **Discuss Toll Brothers meeting on March 7 at Town of Juno Beach**

#### **Email blast**

#### **Distribution of printed flyers**

Jud said Toll Brothers was hosting a meeting at the Juno Beach Town Center to share details and answer questions regarding the development of the land north of Juno Isles. Jud said he wanted to let the community know Toll Brothers had made themselves available.

### ❖ **Treasurer's Report** – Blas

Blas reported the balance in the Anchor Bank account was \$19,999.84. He said there were eighteen homeowners with outstanding assessments.

Blas said the Association Income Tax Return had been prepared and was ready to be picked up, signed and mailed this week.

### ❖ **Committee Reports**

#### ▪ **Architectural Committee** – Donna

Donna reported a fence was approved at 2068 Radnor Road. The height of the fence was not shown on the plans submitted, so approval was on the condition the height of the fence was not to exceed 6 feet.

#### ▪ **Covenants Committee** – Blas

Rhonda Thomas distributed copies of the Covenant Violation Reports. She said the community was inspected on February 13, 26 and 28. She reported 7 issues were resolved and 5 notices were sent.

#### ▪ **Crime Watch** – Doug

Doug said residents reported a mailbox was robbed and trash cans were stolen, but neither incident was reported to police.

- **Social Committee** – Ron  
Donna said Ron asked her to tell the Board (in his absence) that he ran an ad for the upcoming yard sale in the Penny Saver, the Palm Beach Post, Craig’s List, the Jupiter Courier, and the Stuart News.
  
- **Landscape Committee** – Louis  
Lou’s report was included at the top of page 2 of this document.
  
- **Communication** – Louis  
Lou reported a newsletter was recently published.

The next Board meeting was scheduled for April 1, 2013.

❖ **Adjournment**

Donna made a motion to adjourn. Lou seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:07 p.m.

Respectfully submitted,  
Rhonda Thomas