

JUNO ISLES CIVIC ASSOCIATION
April 8, 2013
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, April 8, 2013 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:05 p.m. The following Board members were present:

Jay Cannava	Present	
Doug Carpenter		Excused
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
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:** March 4, 2013

Lou made a motion to approve the March 4 minutes. Jay seconded the motion. The minutes were unanimously approved.

Brad Nolin, of 2032 Ascott Road, said Ms. Stubbs, of 2109 Ascott Road, received a call from a neighbor on Saturday that two strange men were in her backyard. As Ms. Stubbs approached, they quickly left. Brad said a suspicious-looking car with four men in it was seen traveling slowly through the community the same afternoon. The car left the area when neighbors came out and approached it. Lou said he would ask Doug, the Crime Watch Committee Chair, to get in touch with Brad. *

Brad also expressed a concern regarding increased traffic as the neighboring communities develop. The Board shared the efforts that had been made toward traffic calming and speed reduction.

Brad said the canal was becoming shallower from the east side to the west side of Ellison Wilson Road near the bridge and needed to be dredged. He said dirt was increasing from the east side of Ellison Wilson Road. Jud told Brad the Northern Palm Beach County Improvement District maintained the canal, and referred Brad to the Juno Isles Boat Owners Association.

Pete Kuchtra, of 12719 Ellison Wilson Road, said he was making plans to rebuild the house and asked what the approval process was. Jud told Pete to submit building plans, including the footprint and elevations, to the Architectural Committee. Pete said he had contacted the neighbors regarding the upcoming construction and most were agreeable about correct placement of fences and trimming overhanging trees. However, he had been unsuccessful with the neighbor behind his property at 2060 Ardley Court. Pete said on the neighboring property there was a pool that has not been used for 35 years, and big trees were overhanging his property. The Board recommended Pete contact the County about the health and safety hazards presented by the stagnant pool. Rhonda Thomas said she would contact Pete to make an appointment to inspect his back yard regarding any neighboring Covenant violations.

Henry DiGiacinto, with Bright Futures Academy Charter School, addressed the Board regarding their upcoming facility on U.S. Hwy 1 in the Seminole Plaza. He offered information about the development of a school for Pre-K through 8th grade. He said they anticipate 90 employees and 800 students. Henry said if Juno Beach Town Council approves the plans, construction will begin in 3-4 weeks. He said the facility would be fenced, and traffic analysis indicated there would be less traffic with the school than if the plaza were fully occupied. Henry said, as a gesture of good will, the school agreed to pay a fair share of the costs if Rolling Green were to be paved. Jud expressed the concern of the Juno Isles community was the effect of increased traffic. Henry assured the Board the school would do whatever they could to minimize the impact of school traffic on the community, such as staggered arrival and dismissal times. Henry said the school plans to open August 15, 2013.

❖ **New Business:**

Confirm billing status for annual dues

Jud said annual assessment invoices should be issued in the amount of \$117. Blas questioned the budget amount for Covenant enforcement. Jud said the budget was approved at the last Board meeting and would send Blas a copy.

❖ **Treasurer's Report** – Blas

Blas reported the balance in the Anchor Bank account was \$13,840. He said the Association income tax return for 2012 had been filed. Blas said the cost to send 2013 invoices would be \$825.

Rhonda Thomas reported 12 checks were distributed totaling \$7210.45. She said 4 foreclosure fees had been noted and would lead to \$1200 reimbursement notices when estoppels were filed for the new property owners. Rhonda said the Association's QuickBooks accounting software was an outdated 2003 version. She researched online bookkeeping, found a free secure site at accounting.waveapps.com, and shared a copy of a sample Income Statement and Detailed General Ledger for the Board's approval to continue using the site. A spreadsheet style with budget comparisons was suggested as an alternative.

Rhonda said Anchor Bank reported 22 homeowners with outstanding 2012 assessments. She researched the mailing address of the properties with outstanding assessments. Rhonda sent four notices where a different address was discovered and updated the homeowners list

accordingly. She also updated the names of 16 homeowners, according to the Palm Beach County Property Appraiser's records.

❖ **Committee Reports**

- **Architectural Committee** – Donna
Donna reported no activity.
- **Covenants Committee** – Blas
Rhonda Thomas distributed copies of the Covenant Violation Reports. She said the community was inspected on March 12 and 28. She reported 3 violations were submitted for legal action, 11 first notices and a second notice were sent, one violation was reported to County Code Enforcement, 6 violations are being watched, and 11 violations were resolved.
- **Crime Watch** – Doug
No report.
- **Social Committee** – Ron
Ron thanked Michael, Donna and Susan for posting signs for the annual yard sale. He said approximately 50 homes participated. Ron said the next event would be the 4th of July bike parade.
- **Landscape Committee** – Louis
Donna said homeowners cut down oak trees on the corner of Ellison Wilson and Radnor, although the trees were not on the homeowners' property.

Lou said planting on the front island was completed.
- **Communication** – Louis
Michael said Google Docs had been established for the Association. It will provide storage service for Association documents shared by Board members. Michael said he would research an online alternative to the current Vonage phone service that has to be maintained at a resident.

The next Board meeting was scheduled for May 6, 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 9:20 p.m.

Respectfully submitted,
Rhonda Thomas

* Editor's note: Subsequent follow-up by Doug determined that the situation reported at the meeting was misinterpreted and not malicious.