

JUNO ISLES CIVIC ASSOCIATION
October 4, 2016
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, October 4, 2016 at Oceanview United Methodist Church, 701 Ocean Drive, Juno Beach.

❖ **Roll Call and Call to Order:**

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

Doug Carpenter		Excused
Blas Contreras		Excused
Susan Czelustra		Excused
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Kevin Ogden	Present	
Brad Peebles	Present	
Lou Vilardo	Present	
Chris Williamson		Excused
Jud Whitehorn	Present	
Donna Zoeller		Excused

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

❖ **Approve Minutes:** September 6, 2016

Kevin made a motion to approve the September 6 Board of Directors meeting minutes as amended. Jud seconded the motion. All were in favor, and the minutes were unanimously approved as amended.

Jennifer arrived.

❖ **New Business**

▪ **Preparation of November Board member ballot**

Lou said Kevin, Jud and Doug would run for re-election. He said Susan and Chris were unable to continue serving on the Board, leaving four seats vacant. Kevin said he would post a message online. Lou said he would email a message to the community.

- **Discussion of proxy ballot security concerns**

Lou said the Association was required by law to allow proxy ballots. He expressed concern that residents may submit invalid ballots with falsified signatures. Brad conveyed it was a thoughtful process, and a notary could be required. Upon discussion, requiring a notary was perceived as involving too much effort for a homeowner to submit a proxy ballot. Lou suggested ballots could be sequentially numbered, making it obvious if a ballot was copied and submitted with a forged signature. Kevin said he would acquire the email list from click-to-mail, and Rhonda Thomas offered to share a numbered homeowners' list with him.

The resident of 1964 Ascott Road presented a Covenant violation notice he had received regarding a commercial van. He shared pictures showing his van did not have commercial lettering on it. Lou cited the section of the Covenants describing commercial vehicles. The resident said the van could be parked behind a side fence.

- **Review of resident complaint re. mermaid statue and sign on JI Blvd.**

Lou said a resident submitted a complaint a couple of weeks ago, stating the mermaid statue was an object closer to the front setback than the house, and 'Mermaid Cove' was considered a sign. The property owner was present, and said the mermaid statue and the sign had been there since August 2015. Lou said if an issue was undiscovered for more than a year, it could not be addressed.

❖ Old Business

- **Update on new website**

Kevin thanked Lou for meeting with him to collaborate on a list of updates for the web designer. The work in progress may be viewed at junoisles.org/site. Images for website content were discussed. Tenants may be allowed to sign up for the residents-only login area of the new site. Lou explained the process of login approval and issuing credentials. Kevin will continue to work with the web designer as the new site develops.

- **Update on sign on FPL property and replacement signs**

Lou said he spoke with Florida Power and Light, and the insurance fee to replace the Juno Isles entrance sign on their property on Ellison Wilson Road would be waived. However, sign installation was tabled. Lou explained to Jennifer that the sign company needed to acquire a permit from The Town of Juno Beach for FPL to sign and submit.

❖ Treasurer's Report

Jud reported the current balance at Valley National Bank was \$57,569.46. He said around 45 homeowners had not yet paid the 2016 annual assessment. Jud said the last mailing generated around 30 payments. He said the Association attorney sent notices to four homeowners with long-term delinquent assessments. The homeowners have until October 28 before a lien process may begin.

A homeowner with outstanding assessments of around \$1500 proposed a payment plan of \$20 per month with past late fees and penalties waived. Lou said the homeowner's ability to pay was unknown and discussed with the Board if the proposed payment plan was acceptable. Kevin made a motion to require \$100 per month without waiving late fees and penalties. Brad seconded the motion. All were in favor, and the motion passed unanimously.

Jud made corrections to the Budget vs Actual report.

Lou made a motion to hire Rhonda Thomas to begin tracking outstanding assessments and sending late notices for a \$50 setup fee and \$2 per notice. Brad seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Committee Reports**

- **Communications** – Kevin
Kevin reported above.
- **Covenants Committee** - Susan
Rhonda Thomas reported the community was inspected on September 13 and 25. 25 violations were resolved. 16 notices were sent, including 4 second notices.
- **Social Committee** – Ron
Ron reported the pavilion was reserved for the annual picnic on December 10. He also reserved the same bounce houses as provided last year at the same price. Ron said the County required a fee of \$25 per vendor, and they must be on the County's list of insured vendors. Ron has requested quotes from caterers, including servers. He discussed if it was a requirement that the food be cooked on site. In conclusion, it was preferred, but not required. Food costs and the number of plates to order were discussed. Ron said he would provide a quote at the November meeting.
- **Crime Watch** – Doug
No report.
- **Landscape Committee** – Blas
No report.
- **Architectural Committee** – Donna
Lou said 1908 Tudor submitted plans to extend the front of the house to meet the garage. The committee rejected the plans since the garage was not within setback requirements.

The next meeting was scheduled for Tuesday, November 1.

The annual meeting will be Thursday, November 17.

❖ **Adjournment**

Jud made a motion to adjourn. Ron seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:45 p.m.

Respectfully submitted,
Rhonda Thomas