

JUNO ISLES CIVIC ASSOCIATION, INC.
November 20, 2014
ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Juno Isles Civic Association members was held on Thursday, November 20, 2014 at Ocean View Methodist Church, 701 Ocean Drive, Juno Beach, Florida.

❖ **Roll Call, Call to Order and Certification of Quorum**

President Jud Whitehorn called the meeting to order at 7:20 p.m. Lou Vilardo made a motion to waive roll call. Elizabeth Bartholomew seconded the motion. All were in favor, and roll call was waived unanimously. The Bylaws requirement that 10 % of the 336 homeowners be present for a quorum was met.

The following Board members were present:

Jay Cannava		Excused
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Michael Murray		Unexcused
Chris Williamson	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

❖ **Proof of Notice of the Meeting or Waiver of Notice**

Jud Whitehorn validated that notices for the Annual Meeting were mailed to homeowners more than 30 days in advance, as well as published on the Association website. Notice requirement for the meeting was met.

❖ **Approval of Minutes from 2013 Annual Meeting**

Elizabeth Bartholomew made a motion to approve the minutes from the 2013 Annual Meeting. Lou Vilardo seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ Guest Speakers

Former Commissioner Karen Marcus

Jud explained that former Palm Beach County Commissioner Karen Marcus was working with a coalition in opposition to the Panama Hattie's site development plan. The property on the southwest corner of PGA Blvd. and Ellison Wilson Road was sold to a developer along with adjacent sites. The developer plans to expand the properties into a mixed-use conglomeration of retail, office, residential and restaurant space. According to the developer, local traffic studies indicate there would be little impact. Intermittent closures of the bridge over the intracoastal waterway on PGA Blvd. were not taken into consideration. Members of the coalition are from influential groups, including The Benjamin School and PGA National. Juno Isles supports the coalition in opposition to the development, but is not in a position to offer any financial contribution. There was nothing for Karen Marcus to present to Juno Isles at this time.

Residents submitted a petition to propose a change to the Association Covenants. The petition was submitted in accordance with guidelines established in Association Bylaws. The goal of the Covenants change was to permit certain types of vans on residential property. The Board reviewed the petition and determined the text submitted for the Covenants change was so open, it would allow much more than intended. With the assistance of legal counsel, the Board offered an alternate Covenants change defining the vehicle more specifically, regulations that could be enforced.

❖ Election of Directors

Jud said five Board members were willing to continue their service for another two year term. Kevin Ogden, resident on Ellison Wilson Road, introduced himself and expressed an interest in serving on the Board. Jud introduced the Board members and Rhonda Thomas, administrative assistant. He then opened the floor to comments on the Covenant issue regarding vans.

Bruce Wyman expressed disagreement with the mail piece he received from 'Concerned Homeowners'. Wayne Hatten asked if any Board members were involved with the mailer. Jud responded that the Board did not write it or pay for it's creation or distribution. Lou Vilardo said whoever sent it had every right to send it and stated the problem with it was that it misrepresented the facts. Jud said the Covenant change that was proposed by residents was submitted following the required procedures to the letter. The Board did not set out to change the proposed language, but to define the type of van residents wanted to allow. Jim Jackson agreed it was difficult to clarify. Jud said 20 signatures was a low requirement for a petition, but the Board did not want to address that issue at this time and appear to be in conflict with the particular petition submitted.

A resident on Ardley Circle questioned if the change to the Covenants made eight to ten years ago was ever recorded. Lou Vilardo responded that he had served on the board for the

past six years, and changes were recorded. He also stated that by presenting three options, the vote was diluted. Pete Lashenka, Board President 2004 to 2007, said he recalled a Covenants modification was passed and was indeed recorded. Jim Jackson confirmed the 2002 changes to the Covenants were recorded in 2003. He said the 2005 changes regarding vehicles were also recorded.

Kathy Greene agreed the vote was muddled by having three options. Kevin Ogden said the issue was discussed at the regular Board meeting earlier this month and explained the differences in the three options offered for vote.

Jud said if the Covenants change was passed as submitted, it would be impossible to enforce and thereby, cause issues. He said the person that submitted the petition later accepted the language offered by the Board. However, when a petition is submitted with a Covenants change, it must be presented to the community.

Jud called for ballots to be turned in.

❖ **President's Report**

Jud said this year was marked by developments surrounding Juno Isles, including the Toll Brothers community north of Juno Isles, the proposal to widen the bridge on Ellison Wilson Road, and the redevelopment of the Panama Hattie's site. He said actions taken by members of the community and the Board helped table the widening of the Ellison Wilson bridge and the redevelopment of the Panama Hattie's properties. Jud said plans to develop Carl's plaza on U.S. 1 to a Bass Pro Shop presented challenges for traffic flow through this area.

Mr. Bartholomew questioned if the addition of a parking garage at FPL (Florida Power and Light) was an indicator that they were adding more employees. There was no answer.

Jud said he spent a lot of time pursuing the development issues that arose during the past year. Jud added he would be happy to continue serving on the Board, but would no longer preside.

❖ **Treasurer's Report**

Blas said there was a good check and balance system in place for handling disbursements, and expenses were within the budget. He said the Board was researching the requirements to add solar lighting to the signs on Ellison Wilson Road entering the community. He said \$700 was saved on crime watch this year, including payments to the county sheriff for additional speed traps and security detail.

A resident asked if everyone was paying their dues. Blas said 31 were delinquent, including foreclosed property where assessments in arrears would be collected when the property was

sold. Jud explained that the Board consulted legal counsel and was advised it was not advantageous to pursue collections on foreclosed properties.

❖ Committee Reports

▪ **Social Committee**

Ron said the holiday lights contest would be judged on Friday, December 19 after 7 p.m. and cash prizes would be awarded. He said the annual community garage sale would be held on March 7, 2015 at 7 a.m. and encouraged everyone to participate rather than having individual sales throughout the year. Ron said the community garage sale would be advertised in Craig's List, The Palm Beach Post, The Jupiter Courier, etc.

▪ **Landscape**

Jud reported in Jay's absence. He said the signage for the Juno Isles community was small and dark. Jay took on the project of lighting the signs on Ellison Wilson Road and learned they were not on Juno Isles property. It was difficult to get permitting. The southern entrance sign is on FPL (Florida Power and Light) property, and they are in agreement with using solar power to light the sign. Wind ratings are now required by an engineer. Jennifer proposed more modern signage for Juno Isles, especially when the current signs are compared to the signs for new neighboring developments. Jud said the Board would be exploring the costs to create signage that would set apart the Juno Isles community a little bit more.

▪ **Covenants**

Blas said he was the administrator of the process for addressing Covenant violations. He said there was a non-resident third party that inspected the neighborhood twice each month. Blas said a violation was addressed with a First Notice. If the violation was not resolved within 30 days, a Second Notice was sent. Violations that were not resolved after 60 days were discussed by the Board. He said most violations were for boats, garbage receptacles and commercial vehicles that were not obstructed from view.

A resident asked if vehicles parked on sidewalks were reported. Rhonda Thomas said a violation of that nature on Ardley Road was reported to the Palm Beach County Sheriff's office last month and had since been resolved.

Blas said the Board's only option was legal pursuit since they had no fining authority. He added that the Board did not pursue violations on property in foreclosure.

▪ **Crime Watch**

Doug said home burglaries within the Juno Isles community had decreased. He added that crime had decreased as required jail time had increased. Doug said the sheriff's patrol had been asked to be more aggressive with writing speeding tickets. He said there were a few areas in the community that needed a Block Captain and encouraged residents

to take a look at the map in the lobby and sign up. Doug said new crime watch signs were being added to stop signs within the community.

A resident asked if there was any interest in street lighting. He said if you had a pole in front of your house, FPL (Florida Power and Light) would put a light on it at a nominal monthly fee. Doug said he would like to pursue the program.

▪ **Architecture**

Jud explained the architecture committee’s purpose and functions were to approve property improvement plans. He said residents were welcome to bring plans and/or attend monthly meetings held on the first Monday of most months.

❖ **New Business**

Bob Sattizahn, resident on the east side of Ascott Road, said it was challenging to get out on Ellison Wilson Road. He said trees made it difficult to see, creating safety issues. Jud said trees were cut by a service and advised Bob to let the Board know when visibility was impaired and it would be handled.

Bob said there was a vacant house that was not being maintained. He said neighbors were keeping up the front yard, but the back yard was overgrown, including an unkempt pool. Rhonda said 1844 Ascott Road was reported to Palm Beach County code enforcement, they found no violation and closed the case. Lou said the Board had been successful in resolving similar issues in the past by contacting the bank, making them aware of a safety issue.

A resident asked about FPL (Florida Power and Light) adding concrete poles and leaving the wooden ones on Ellison Wilson Road. Jud responded he would find out what their intentions were.

❖ **Announcement of Election Results**

The Board of Directors election results were as follows:

Doug Carpenter	61 votes
Blas Contreras	63 votes
Susan Czlustra	56 votes
Kevin Ogden	57 votes
Jud Whitehorn	61 votes
John Washam	1 vote written in. John was not present.

For the proposed Covenants change, 4 votes were for the petitioned amendment, 48 were for the Board’s revision, and there were 86 votes to keep the Covenants unchanged.

❖ **Adjournment**

Blas made a motion to adjourn. Kevin Ogden seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Rhonda Thomas