

JUNO ISLES CIVIC ASSOCIATION  
 August 8, 2011  
 BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, August 8, 2011, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

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

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

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

❖ **Approve Minutes:** July 11, 2011

Bob made a motion to approve the minutes as amended. Mary Ann seconded the motion. All were in favor, and the motion passed unanimously.

❖ **New Business:**

**Fall Newsletter**

Lou said the fall newsletter should be distributed by the end of September to reach residents before the annual picnic on October 15. He solicited Board members to submit content for the newsletter before the next Board meeting.

Susan and Ron suggested the newsletter include a notice for residents to respond if interested in participating in a November/pre-holiday community yard sale.

### **Fall Picnic**

Ron said he was gathering quotes for catering the October picnic, including one for a pig roast. There were 120 adults and 20 children last year. Blas said the records reflect the expenses were well over budget. Lou suggested the spot be reserved before picnic details are published.

### **Front Island Holiday Decorations**

Lou asked the Board if they wanted to hire a company to decorate the island. And if so, did they want to use the same company as last year. Lou said \$1600 was budgeted for holiday decorations. He said the company put the lights up early to manage their workload. The lights were turned on after Thanksgiving and turned off after the New Year.

### **Update On Fence Litigation**

Lou said last week he visited the property with the Association attorney and the Stropp's attorney, looking at ways the Stropp's could modify the fence to be in compliance. Lou said there had been no further activity since then.

The Board discussed the gate covered with a tarp at 1807 Crafton Road. The number of people residing at 1807 Crafton Road and the number of vehicles parked there were also discussed. Lou said he would review the Covenants and ask the Association attorney if there was any recourse for houses with as many as six adult residents and for vehicles parked in the yard, the swale and across the sidewalk.

Lou pointed out the Board has not been as diligent as it could be in pursuing reimbursement of legal fees from residents who correct violations only after being notified by the Association attorney. The Board agreed they should more aggressively seek reimbursement and recommended the community be notified of their intent to do so.

### **Treasurer's Report – Blas**

Blas reported the TD balance was \$50,478 and Anchor Bank balance was \$18,338.

He said Rhonda Thomas sent 43 second notices to collect delinquent annual assessment fees. Six returned invoices were mailed to new addresses. 51 residents have not yet paid.

### **❖ Committee Reports**

- **Architectural Committee – Jud**  
No activity to report.
- **Crime Watch – Bob**  
Bob reported the main effort was to raise interest in participation in Neighborhood Crime Watch. There was a concern to keep in touch with elderly neighbors in the event of a hurricane.

- **Social Committee** – Ron  
Ron’s report is stated above under New Business.
- **Landscape Committee** – Louis  
Lou reported he and Wayne Hatten trimmed the bushes around the Juno Isles sign on the north end of Ellison Wilson Road.
- **Communication** - Susan  
The Fall Newsletter is discussed above.
- **Covenants Committee** – Blas  
Lou distributed copies of the Covenants Violation Report. Lou said the Association attorney sent three letters to residents requesting mediation. He said all three were ignored, so they could be taken to suit.

Lou said he was increasingly convinced that trying to enforce the Covenants when the only recourse is civil litigation was impractical. Lou said he planned to include something in the newsletter about implementing fines. Lou asked Blas to research and report total costs incurred to enforce Covenants during the past three years.

Lou said Felice had missed the required number of meetings to be removed from the Board. Bob made a motion to remove Felice from the Board. The motion was seconded, all were in favor and the motion passed unanimously.

Jim had been experiencing some health issues and stepped down from the Board. Lou said Jim had served on the Board for many years and thanked him for his service.

❖ **Adjournment**

Bob made a motion to adjourn. Jud seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,  
Rhonda Thomas