

JUNO ISLES CIVIC ASSOCIATION
September 12, 2011
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, September 12, 2011, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

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

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

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

❖ **Approve Minutes:** August 8, 2011

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

❖ **Old Business:**

Covenant Violation at 1716 Ardley Road

Mr. Zagami, resident of 1716 Ardley Road, was present to address the Board regarding a tree on his property that was overhanging a pool at 1720 Ardley Road. Lou explained the leaves were causing debris in the pool, and the neighbor complained. He said Mr. Zagami contacted Florida Power and Light, they trimmed the tree, but did not trim the part that overhangs the neighbor's pool. Lou said Mr. Zagami had received a couple of notices from the Association attorney, and he was there to address the Board regarding the situation.

Mr. Zagami said he contacted Florida Power and Light, asked them to come to the property again, but they would not cut the tree further. Mr. Zagami said he made other arrangements to have the tree cut by a private contractor but Wayne Hatten, resident of the adjoining

property at 1720 Ardley Road, would not allow anyone on his property to access the tree to cut it or to remove debris. Mr. Zagami said the part of the tree that needs to be cut cannot be accessed from his property, and it is dangerously near power lines.

In response to questions from numerous board members, Mr. Zagami stated the person hired to cut the tree was licensed and insured. Susan said it was an issue between neighbors, and Wayne Hatten should be given the opportunity to respond before the board could reach any conclusions.

The board agreed to suspend further action regarding the tree pending the opportunity to hear from Mr. Hatten and further agreed that both Mr Zagami and Mr Hatten would be invited to the next board meeting on October 3.

Fall Newsletter

Lou said the newsletter should be ready to print by the end of next week. Susan said she had been trying to collect new vendors to advertise in the newsletter. Lou briefed the Board on some of the content of his Letter From the President, including another discussion of covenant enforcement fines and pursuing reimbursement for legal fees incurred.

Jud said he sent a letter to Ecclestone and their attorney, Rapaport, regarding the foliage encroaching Juno Isles properties, but received no response. Jud said the matter affected everyone on the north side of Crafton Road. Jud said Brazilian Pepper was encroaching his property from the adjacent property to the north. Lou said the Association should notify the developer, their attorney and the Town of Juno Beach. Mary Ann suggested all 13 households affected be copied on any communications. Jud agreed to write a letter.

❖ **New Business:**

Update on Church Annexation

Lou received a notice from County Commissioner Karen Marcus's office that the Holy Spirit Church had approached Juno Beach and asked to be annexed. It was Lou's understanding that the church approached Juno Beach a number of years ago but the County prevented the annexation since it would have created an enclave.

Lou sent a letter to Commissioner Karen Marcus, with a copy to the Juno Beach Town Manager, stating JICA's opposition to the proposed annexation on the basis that it creates an enclave which is specifically prohibited by Florida statute. Commissioner Marcus's office responded that the County expressed its concern to Juno Beach and the town removed the item from its August meeting agenda pending a meeting with the County on 9/15 to further discuss the issue.

Annual Meeting Preparation

Set Date and Secure Facility

The date for the homeowners' annual meeting was set for November 17. Susan said she would contact Oceanview Methodist Church and secure the facility for 7 pm.

Approve Proposed Covenant Amendment

The current definition in the Covenants of the front of the house on a corner lot is unclear. Lou said the Board agreed to change to a common sense definition, as the County had. He distributed the section of the Covenants in question and the proposed amendment as follows:

Paragraph VI (2):

In the case of corner lots, the front line shall be that line adjoining a street having a shorter dimension of any such lot as shown on said Plat.

Proposed Amendment:

In the case of corner lots, the front line shall be determined by the Board of Directors, which must base its decision on a preponderance of factors, such as, but not limited to, the location of the front door, the walkway, the mailbox, the size and orientation of windows, the lot dimensions, the orientation of the building on its lot, and the orientations of the adjacent properties.

According to Association Bylaws, a notice to homeowners regarding a proposed amendment to the Covenants must go out by October 1. The Board discussed the amendment. Rodney made a motion to bring the proposed amendment before the homeowners. Bob seconded the motion. All were in favor, and the motion passed unanimously.

Prepare Slate of Board Nominees

Lou polled Board members as to who would like to remain on the Board. A concern regarding the lack of participation in the community was expressed. Doug suggested a notice be included in the upcoming newsletter that at least five Board members would be needed. He and Jud said they would write a persuasive piece. Susan said it was also the responsibility of Board members to canvas their neighbors.

Review Timeline and Assign Tasks

Lou said an accurate list of homeowners must be established 60 days prior to the annual meeting. Jud said he could create a property list by section from the County records. Lou and Jud agreed to work together to get an updated property list formatted to the specifications of the Click-to-Mail system used to mail all property owners. Lou said a package should be mailed to homeowners 30 days prior to the meeting, including a notice of the annual meeting, the Covenant Amendment, a ballot, etc.

Treasurer's Report – Blas

Blas reported the TD balance was \$50,514 and Anchor Bank balance was \$15,148.

He said 45 residents had not yet paid annual assessment fees, including 9 notices returned undeliverable.

❖ **Committee Reports**

▪ **Architectural Committee** – Jud

Jud reported there was an application for a pool, but the information was incomplete.

▪ **Covenants Committee** – Blas

Rhonda Thomas distributed copies of the Covenant Violation Reports. She reviewed with the Board several issues that changed frequently. Board members asked which days of the week Rhonda inspected. Rhonda said she made it a point not to inspect on Monday and Thursday, garbage collection days. Resident Jack Topalian suggested inspection should not occur the day before garbage collection since residents may clean up their property, leaving the filled trash cans out front awaiting the truck expected within the next 24 hours. Rhonda said she would try to be more conscious of the days. Lou said the Committee was looking more for chronic issues.

Rhonda showed the Board a picture of 1874 Crafton Road where there was a chain link fence used to screen a boat from view. The covering on the fence was rolled aside. Rhonda said the boat was screened today, but many times it was not. Jud said the Covenants did not state the material required for a fence. Lou questioned if the fence was approved by the Architectural Committee. It was not. Lou said the Board could not allow a fence to stand that did not come before the Architectural Committee.

▪ **Crime Watch** – Bob

Bob reported 1807 Crafton Road to the Sheriff where vehicles are frequently parked in the swale and across the sidewalk. The Sheriff agreed it was a violation, but they do not report outcome, so Bob did not know if the resident was sited. Jud said 1957 Crafton Road had the same issue. Lou confirmed the Covenants did not state the number of people allowed to live in a house or the number of vehicles allowed.

▪ **Social Committee** – Ron

Ron reported the permit had been secured for the October 15 picnic at Ocean Cay Park Perry Como Pavilion. Lou asked him to be sure there were enough wrist bands and tickets. Ron presented several options to entertain the children, including a standard bounce house, a video game truck for 2 hours housing 300 different games, and a water slide (providing County approval for use of a water hose). The Board agreed the bounce house was getting old, but the children would not be interactive with others if video games were available. Picnic hours were set 12 to 4. The importance of getting a copy of

the liability insurance for the activity provider was mentioned. Ron said he would check into dry and water slide options. Members liked the idea of activities, such as Frisbee and ring toss, to involve everyone. Ron presented the following options for food: barbeque ribs, pulled pork or flank steak with chicken, burgers, and hot dogs. The Board agreed on pulled pork. Dessert options were cookies and brownies or sheet cake. The Board's preference was cookies and brownies.

Ron discussed the holiday lights on the island. He said the GFI receptacle needed to be replaced. Ron had a quote of \$1475 to provide a new GFI receptacle, wrap six tree trunks and several palm fronds on the large tree. The lights should come on sundown to midnight.

- **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
Discussion regarding the Fall Newsletter is on page 3 of this document.

❖ **Adjournment**

Blas made a motion to adjourn. Mary Ann seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:25 p.m.

Respectfully submitted,
Rhonda Thomas