

JUNO ISLES CIVIC ASSOCIATION
August 2, 2010
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, August 2, 2010, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:00 p.m. The following Board members were present:

Felice Beyer	Present	
Bob Bittenbinder	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Wayne Hatten	Present	
Ron Hoehmann	Present	
Jack Koch		Excused
Mary Ann Martin	Present	
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo	Present	

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

❖ **Approve Minutes:** July 19, 2010

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

❖ **Old Business: Maintenance of Abandoned Properties**

Bob said the deputy sheriff he talked to said if the Association chlorinates an abandoned pool, under the Good Samaritan law, he couldn't imagine any judge ruling against the action. Lou said he checked with the Association's attorney. He said, though the Good Samaritan law is not applicable in this situation, he felt that if the abandoned pool was accessible and an imminent safety issue, the association would not be held liable for acting in good faith.

❖ **New Business:**

Appeal of Architectural Committee Ruling on Metal Roof on Outbuilding at 2141 Ascott Road

Homeowner was not present. Dave made a motion for the homeowner to lose the appeal by default. Wayne seconded the motion. All were in favor, and the motion passed unanimously. The Board would respond to the homeowner's appeal with a certified letter within 10 days.

Review and Discussion of Proposed Traffic Island on Ellison Wilson Road

Lou explained that in the past, traffic islands were proposed on Ellison Wilson Road, one North of Juno Isles and one South of Juno Isles. At that time, the Board rejected the plan since the Association would be responsible for the liability and maintenance of the islands. The two islands then became a pre-requisite for developing the WCI property. Toll Brothers, the new developer of the former WCI land, now assumes that obligation. The County now says the south island cannot be built since it interferes with the turn lane into Bay Colony. Lou distributed a map showing the location of the planned northern island.

The County has asked us if we still want this island. In lieu of building the island Toll brother has offered a donation of \$10,000 to the Association's general fund.

The Board debated if an island would actually help slow traffic on Ellison Wilson road. Lou said the opinion of the County engineer was that it would not.

Wayne asked for a show of hands in favor of an island. Two were in favor, eight were opposed. He then asked for a show of hands in favor of two islands. Two were in favor, eight were opposed. This was not a binding vote since no motion was presented.

The Board discussed various expenditures that might be of more benefit to the community than a traffic island. The consensus was that any other projects pursued should be for speed mediation on Ellison Wilson since that was the purported purpose of the traffic islands. Bob suggested the installation of a speed and security camera. Wayne suggested a sign showing traffic speed. Blas said a speed sign did not look pleasant. He said an island would indicate to drivers that they were entering a residential neighborhood. Dave suggested Juno Isles propose Toll Brothers provide two cameras instead of an island.

The Board agreed that it should explore with the County what other speed mediation methods would be permissible. The Board also agreed that the initial offer from Toll Brothers, being just a small fraction of the cost they would incur if they built the island, was inadequate.

The Board came to no conclusion regarding the island and agreed to address this matter at a future meeting after gathering more information

Jud Whitehorn, a resident on Crafton, inquired about an open position on the Board. He provided some information about himself, that his family began residence in Juno Isles in 1999, that he was working as a realtor, and expressed an appreciation for neighborhood activities. Wayne made a motion to elect Jud Whitehorn to the Board. Bob seconded the motion. All were in favor, and the motion passed unanimously.

The date of the next meeting was discussed and scheduled for Monday, September 13.

❖ **Treasurer's Report** – Mary Ann

MaryAnn reported a balance of \$72,592. She said 269 residents had paid the annual assessment. 59 second late notices had been sent. Eight first notices were returned undeliverable.

Dave left at 7:58.

❖ **Adjournment**

There were no committee reports. Bob made a motion to adjourn. MaryAnn seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Rhonda Thomas