

JUNO ISLES CIVIC ASSOCIATION
January 4, 2010
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, January 4, 2010, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:02 p.m. The following Board members were present:

Felice Beyer	Present	
Bob Bittenbinder		Unexcused
Blas Contreras		Unexcused
Susan Czelustra	Present	
Wayne Hatten	Present	
Jack Koch	Present	
Linda Lindquist		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:** December 7, 2009

Wayne 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:** Roof at 1921 Ascott

Louis reported that he spoke with the Association's attorney, Ed Dicker, about the Board's options for action regarding the incomplete roof at 1921 Ascott. Counsel advised the Association's next step is to offer the resident mediation. After discussion, the Board decided to request Counsel send the resident a letter advising him that he can either provide the Board with a copy of a contract for completing the roof or prepare to go to mediation.

❖ **New Business**

▪ **Review 2009 Budget; Preliminary Discussion of 2010 Budget**

Mary Ann distributed a copy of 2009 Profit & Loss Budget vs. Actual report to all Board members. Louis requested Board members review the report and be prepared to discuss expenses for 2010 at the next meeting.

▪ **Discuss Implications of Juno Beach's proposed annexation of Donald Ross Road from Ellison Wilson to Intracoastal**

Louis distributed a copy of the following newspaper notice: Town of Juno Beach, Florida Notice of Voluntary Annexation. Louis then raised the following questions:

1. Will the annexation create an enclave?
2. If the annexation creates an enclave, how can it be permissible since Florida statute prohibits a municipality from offering voluntary annexation that creates an enclave?
3. If the annexation creates an enclave, how will it affect Juno Isles residents?

Louis said he consulted with Ed Dicker, Association counsel, and Ed said he would get more information. Louis asked the Board if a post card should be sent to Juno Isles residents to notify them of the Juno Beach council meeting on January 13 when the annexation would be on the agenda. The Board agreed the community should be notified and discussed the post card content.

Dave left at 8:00 p.m.

❖ **Treasurer's Report** – Mary Ann

Mary Ann reported that Pete Lashenka acknowledged receipt of the gift certificate.

She reported account balances as follows:

Anchor Bank \$5281.67 at .38%
TD Bank Money Market \$61,722.42 at .75%

Mary Ann reported 22 residents delinquent with annual dues payments. She said there would be a hearing on February 17 for probate on one of the delinquent accounts.

Mary Ann said she talked to Chris Cox about gathering email addresses from Juno Isles residents.

❖ **Committee Reports**

▪ **Architectural Committee** – Wayne

Wayne reported the committee approved a fence at 12908 Barrow Road.

▪ **Crime Watch** – Bob

No report.

- **Social Committee** – Wayne
Wayne requested Board members help remove the holiday lights on the island at 9:30 on Saturday the 16th. Wayne said he was going to take bids for the installation of next year's holiday lights. Louis said it took many, many hours to install the lighting and that there were electrical issues that would need to be resolved.

Wayne said the next social event would be to make a contribution to the church Easter egg hunt.

The winners of the holiday lighting contest were:

First prize: Colleen Christman-Graver at 2095 Radnor Court
Second prize: Doug & Beth Carpenter at 2093 Radnor Road
Third prize: Robert Malfatti Jr. at 12904 Packwood Road

- **Landscape Committee** - Louis
No report.
- **Community Improvements** – Blas
No report.
- **Communication** – Linda
No report.
- **Covenants Committee** – Blas
Rhonda Thomas reported that she inspected the community on December 16th and 20th. Twenty violation notifications were mailed to residents; 17 first notices and 3 second notices. Rhonda said Bob Kildea inspected the community on December 30th and reported around 20 additional violations. She shared some of Bob's photos with the Board, requesting they confirm violations the Board wished to pursue. The Board agreed that dirty roofs and small items stored on the side of homes would be watched, but not pursued at this time, placing more emphasis on larger items such as boats, trailers, etc. that should be blocked from view by a fence or shrubbery.

❖ **Adjournment**

Wayne made a motion to adjourn. Jack seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:50 p.m.

Respectfully submitted,
Rhonda Thomas