

JUNO ISLES CIVIC ASSOCIATION
January 3, 2011
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, January 3, 2011, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

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

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

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

❖ **Approve Minutes:** December 6, 2010

Bob made a motion to approve the minutes. Susan seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business:**

Update on Ellison Wilson Road Improvements

Lou said the County was going to approve stamped concrete with a narrow joint in such a way that no maintenance would be required. He said the County's position was to allow pavers in a municipality only when the municipality agreed to maintain them. The County engineer would not approve pavers, only stamped concrete.

Follow-up of PBC ULDC – Article 6 re: Boat Parking

Lou read aloud the Uniform Land Development Code Article 6 Outdoor Storage. He said it was essentially the same as Juno Isles Civic Association Covenants Section 11. Therefore, boat violations could be reported to the County. Bob made a motion for the Covenants Committee to continue sending the first violation notification, inspect 30 days thereafter, and report unresolved violations to the County at that time. Elizabeth seconded the motion. All were in favor, and the motion passed unanimously. Lou read aloud a notice he developed to advise the community of the new policy. The Board discussed the notice and agreed it should be mailed to homeowners, included in the newsletter, and posted on the Juno Isles Civic Association website.

❖ **New Business:**

Schedule Meeting to Hear Variance re: Pool Setback

Lou said a homeowner requested a variance regarding the rear setback requirement for a proposed swimming pool at 1935 Juno Isles Blvd. The homeowner was selling the property, and the sale was contingent upon the capacity to build a pool. Lou suggested a courtesy hearing on Wednesday, January 19. Lou also suggested Board members read Covenants section V or VI.

Storage Facility

The Board discussed the storage unit was too small. Bob said the current fee was \$64 per month for a 5 x 5 x 5 foot space. It was \$84 per month for a 5 x 5 x 8 foot space that one could stand up in. The Board agreed to upgrade the space. Bob, Susan and Elizabeth agreed to facilitate a move to the larger space.

❖ **Treasurer's Report** – Elizabeth

MaryAnn distributed copies of the Profit and Loss Statement for the period of January-December, 2010. Lou advised committee chairs should prepare their budgets for the upcoming 2011 budget.

Elizabeth reported \$4307.76 in Anchor Bank and \$55,355.59 in TD Bank, totaling \$59,663.35. She reported 316 homeowners had paid annual assessments, representing 94% of the homeowners. Elizabeth said 11 were delinquent for the 2009 assessment, one for 2008, and a lien should be placed for nine homeowners. However, seven are in foreclosure. The Board discussed the cost of collections and deferred legal action. Elizabeth said she intended to contact delinquent homeowners personally and appeal to their sense of fairness.

❖ **Committee Reports**

▪ **Covenants Committee** – Blas

Rhonda Thomas reported she inspected the community on December 12, there were no new violations, and two violations were resolved.

- **Architectural Committee** – Jud
No report.
- **Crime Watch** – Bob
No report. Elizabeth asked if a report of the tickets written by the patrols could be acquired from the Sherriff's office. Bob said the Sherriff's office used to provide a report, had discontinued reporting, and he would request a Sherriff's office activity report.
- **Social Committee** – Ron
Ron reported the winners of the holiday lights contest as follows:
 - 1st: 2052 Radnor Road
 - 2nd: 2093 Radnor Road
 - 3rd: 1852 Tudor RoadHe said the annual garage sale was coming up in March.
- **Landscape Committee** – Louis
Lou said he would get an estimate to trim the trees on Ellison Wilson Road.
- **Communication** - Susan
Susan said a newsletter would be published around the end of January.

❖ **Adjournment**

Bob made a motion to adjourn. Elizabeth seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,
Rhonda Thomas