

JUNO ISLES CIVIC ASSOCIATION
August 31, 2009
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, August 31, 2009 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:10 p.m. The following Board members were present:

Felice Beyer		Unexcused
Bob Bittenbinder	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Wayne Hatten	Present	
Jim Jackson	Present	
Linda Lindquist		Excused
Mary Ann Martin	Present	
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo	Present	

❖ **Approve Minutes:** Louis Vilardo

July 13, 2009 – Wayne Hatten made a motion to approve the minutes as amended. Mary Ann Martin seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business**

Stropp Fence

Dave Mastran asked for an update on the Stropp fence issue. Louis Vilardo said he sent all documents requested in Stropp’s attorney’s request for production to JICA counsel.

❖ **New Business**

▪ **Report on meeting with the Juno Beach Police Department**

Louis Vilardo reported that he and Bob Bittenbinder met with the Chief of Police, Dennis Weiner and Assistant Chief of Police, Brian Smith, of the Juno Beach Police Department to discuss the recent burglaries. They discussed how Juno

Beach coordinated with the Palm Beach County Sheriff's Department, comparing similarities in the activities in Juno Isles and Juno Beach.

Louis Vilardo said Juno Beach is beginning to plan for the installation of license plate readers. The license plate readers would be on Ellison Wilson, Universe and somewhere north of Juno Isles. Juno Beach is also asking the nearby communities of Jupiter, Palm Beach Gardens and North Palm Beach if they would like to participate. Vehicles leaving and entering Juno Isles Blvd. would not be read. The JBPD would install a reader at our main entrance at our request at a cost of \$15-\$20,000. Juno Beach would maintain the database of license plates read. If Juno Isles had an incident, we would have to rely on the JBPD to search the database and share the data with the Palm Beach County Sheriff's Office. The board felt that the cost of the reader and need to rely on interagency cooperation makes the idea impractical.

Lou also reported that he and Bob discussed the possibility of hiring JBPD for neighborhood drive-throughs as we currently do with the PBSO. Since Juno Isles is outside of JBPD jurisdiction, Chief Weiner said he would research the legality of JBPD providing such a service. Bob Bittenbinder recommended inviting Juno Beach Police to make a presentation to the Board if they determine such an arrangement is possible.

- **Discussion of Current Interpretation of Covenants Regarding Outbuildings**
Louis Vilardo reported that the proposed amendment to the Covenants regarding roofs on outbuildings raised the question among some Board members whether unattached outbuildings are permitted. The issue relates to the meaning of the word "appurtenant" as used in our Covenants. One definition of appurtenant is "attached". A broader definition of appurtenant is "relating to". Louis asked Ed Dicker, the Association attorney, to give an opinion. Ed Dicker reviewed the Covenants and agreed that the statements regarding outbuildings may be open to interpretation. However, the word "appurtenant" is commonly used in other association covenants in reference to outbuildings. It appears that the broader definition of "relating to" is more commonly used.

Louis Vilardo asked the Board if it wished to amend the Covenants to make it absolutely clear whether unattached outbuilding are or are not permitted. After some discussion, the Board agreed to leave the Covenants as written. Jim Jackson suggested the Board consider sending a letter to the residents or publishing something in the newsletter regarding the Board's position.

Bob Bittenbinder raised the question that if metal roofs are rated higher than tile roofs, is it legal for the Association to prevent residents from installing metal roofs. The Board responded in the affirmative.

Blas Contreras arrived at 7:20

Dave Mastran left at 7:55.

- **Discussion of Proposed Covenant Changes**

- 1) Roofing Exception for Outbuildings (resident proposed)

Louis Vilaro said he discussed the residents' Petition to Amend the Covenants with Ed Dicker, the Association attorney. Louis Vilaro read aloud a proposed cover letter explaining the petitioned amendment. He asked the Board if they want to recommend that homeowners vote in favor of or against the amendment. Jim Moore, Bob Bittenbinder, Wayne Hatten, Louis Vilaro and Blas Contreras voted against recommending an affirmative vote. Susan Czelustra, Jim Jackson and Mary Ann Martin voted in favor of recommending the amendment. By a vote of five to three, the recommendation from the Board that will accompany the proposal when it is set before the residents is that the Board recommends a vote against the proposal.

- 2) Modification of Home Business Restriction (Board proposed)

Louis Vilaro explained that with computers, Internet, etc. home businesses have changed and that our current covenants regarding home business may be too restrictive. Wayne Hatten made a motion to bring forth the proposed Covenants amendment that was drafted last year and postponed. Bob Bittenbinder seconded the motion. To clarify, Jim Jackson read aloud the amendment to Paragraph IV, Sub-Paragraph XII that was drafted last year. All were in favor, and the motion passed unanimously.

- 3) Louis Vilaro reflected on the scrivener errors that were identified last year and deferred until the next time there were amendments to the Covenants. It was agreed that correction of the scrivener errors should also be proposed.

- **Discussion of Letter purportedly from Ascott Street Residents and Conditions at 1921 Ascott**

Mr. White, resident at 1921 Ascott, responded to an anonymous complaint about his roof. He presented the Board with a roofing proposal and stated that the roof is under contract and expected to be complete by the end of September. The Board noted that, contrary to the allegations in the anonymous complaint, numerous notices regarding the roof had been sent to Mr. White. Wayne Hatten recommended that the Board's policy should be not to respond to anonymous complaints, as it is impossible for JICA to verify their authenticity.

- **Preparation for Annual Meeting**

Jim Jackson said two mailings are required prior to the annual meeting.

- 1) By October 1st
 - a) notice of proposed covenant changes
- 2) 30 days prior to the meeting
 - a) notice of the annual meeting
 - b) list of Board member candidates
 - c) absentee ballot
 - d) minutes from the last annual meeting

Bob Bittenbinder and Mary Ann Martin volunteered to serve on an election committee. They will enlist three residents to join the committee. It is the committee's task to find seven residents to run for the Board. Two Board members agreed to run again.

- ❖ **Treasurer's Report:** Mary Ann Martin

Mary Ann reported that all errors associated with the initial assessment mailing have been corrected and that all invoices have been sent. The current JICA bank account balance is \$72,613.84.

- ❖ **Committee Reports**

- **Architectural Committee** – Jim Jackson

Jim reported the Architectural Committee needs to send a letter to Pam Paulus that she needs to seek approval for the wooden fence and the black chain link fence.

- **Covenants Committee** – Bob Bittenbinder

Bob reported 14 violations were corrected and those remaining were mostly about boats that are not fenced. Bob said around 30 residents left garbage cans and bins out longer than overnight. Bob said rather than sending violation letters to each of the residents, he would publish an article in the next newsletter regarding the visible receptacles. Bob said about 11 second letters had been issued and would be submitted to council.

- **Crime Watch** – Bob Bittenbinder

Reported on the first page of this document.

- **Social Committee** – Wayne Hatten

Wayne reported the annual picnic will be held on October 10, and he will send a post card invitation to residents. He plans to acquire residents' email addresses as they sign in at the picnic.

- **Landscape Committee** - Louis Vilardo
Louis reported the large flag was replaced.
- **Community Improvements** – Blas Contreras
No report.
- **Communication** – Jim Jackson
Louis Vilardo said he had asked the Board for articles, received no response, and asked the Board to be more responsive to requests for content for the newsletter.
Jim Jackson said the next newsletter would be published after the annual picnic.

Blas Contreras left at 9:05.

Jim Moore asked if the Board was aware of the proposed requirement for backflow protection valves on irrigation systems. Jim Moore stated that he believes Seacoast Utility Authority has backflow protection already installed on their equipment and that backflow valves should not need to be installed by homeowners.

Jim Moore said a neighbor wants to put an ad in the newsletter and asked how. Jim Jackson said to send his request to the Communication Committee contact on the Juno Isles website.

❖ **Adjournment**

Wayne Hatten made a motion to adjourn. Bob Bittenbinder seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Rhonda Thomas