

JUNO ISLES CIVIC ASSOCIATION
November 2, 2009
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, November 2, 2009 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:05 p.m. The following Board members were present:

Felice Beyer	Present	
Bob Bittenbinder		Excused
Blas Contreras		Unexcused
Susan Czelustra		Excused
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

October 5, 2009 – Wayne Hatten made a motion to approve the minutes. Dave Mastran seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business**

▪ **1921 Ascott**

Louis Vilardo gave a brief history of the roof violation and reviewed the three violation letters that were sent. Louis Vilardo said he drove by the property, and it appeared there was no work in progress on the roof. Furthermore, the homeowner has not been able to provide satisfactory evidence of a fully executed contract, including an estimated completion date, as requested by the Board. Wayne Hatten made a motion to pass the matter on to the Association attorney for follow-up. Jim Jackson seconded the motion. All were in favor, and the motion passed unanimously.

Mary Ann Martin arrived at 7:10.

- Dave Mastran inquired the status of the Stropp issue. Louis Vilaro reported that a deposition with Mr. Kildea was scheduled and cancelled by Stropp council. Louis Vilaro said he had not been notified of a new date.

❖ **New Business**

- **Newsletter**

Jim Jackson named the articles he had received and said homeowners would receive the newsletter before the annual meeting. To be included in an article, Wayne Hatten inquired the amount collected from the dunk tank activity at the picnic. Mary Ann Martin reported \$82 was collected and would be donated to Hospice.

- **Final planning for annual meeting**

Packets of information regarding the upcoming annual meeting were mailed to homeowners. A handful of packets were returned undeliverable. The addresses on the returned packets were reviewed and discussed for the possibility of hand delivery.

Wayne Hatten volunteered to pick up the donuts and coffee for the annual meeting.

Louis Vilaro noted the following materials would be needed at the annual meeting:

- 15 copies of the minutes from last year's minutes
- 100 copies of the proxy ballots
- list of homeowners, to be used for check-in

Wayne Hatten said that two people at the picnic said they would be candidates for the Board at the annual meeting.

Louis Vilaro suggested information about the housing market within the community would be interesting to share at the annual meeting. i.e. the highest sales price, the lowest sales price and the average sales price. Wayne Hatten said two houses sold during the past month: 1526 Juno Isles Blvd and 1821 Ascott (\$235). Jim Jackson agreed to research the statistics for the past year.

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

Mary Ann reported that 94% of the homeowners had paid their annual dues and 20 homeowners were delinquent. She reported a bank balance of \$71,227.33.

❖ Committee Reports

- **Architectural Committee** – Jim Jackson

Jim called committee members to meet and review an application received today.

Wayne Hatten asked if the homeowner at the Southeast corner of Juno Isles Blvd and Bowood had been approached about the structure in his back yard. Jim said the resident had not yet been approached and that he would speak with him.

Jim said he would talk with Tom Nasuti about the chickee hut that was installed without an approved application.

Jim Jackson asked for a clarification regarding the architectural committee's jurisdiction over easements, rights of way and bulkheads. After a review of the Covenants, it was agreed that the committee cannot contravene county codes regarding easements and rights of way, but it does retain approval authority over construction on easements and rights of way to the extent those easements and rights of way exist on property under the jurisdiction of Juno Isles Civic Association. It was agreed that structures built in or on the waterways within Juno Isles, such as docks and bulkheads, fall under the jurisdiction of either the Northern Palm Beach County Improvement District or the Florida Inland Navigation District.

Dave Mastran left at 8:00.

- **Covenants Committee** – Bob Bittenbinder

No report.

- **Crime Watch** – Bob Bittenbinder

No report.

- **Social Committee** – Wayne Hatten

Wayne reported 102 adults were in attendance at the annual picnic.

- **Landscape Committee** - Louis Vilaro

No report.

- **Community Improvements** – Blas Contreras

No report.

- **Communication** – Jim Jackson

Reported at the top of page 2 of this document.

❖ **Adjournment**

Wayne Hatten made a motion to adjourn. Jim Jackson seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Rhonda Thomas