

JUNO ISLES CIVIC ASSOCIATION
 October 5, 2009
 BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, October 5, 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		Excused
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

August 31, 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.

❖ **New Business**

▪ **Review final planning steps for annual picnic**

Wayne Hatten requested Board members volunteer at the annual picnic to assist with registration and children's activities. He said there would be a dunk tank to raise donations for Hospice. Board members were encouraged to participate, and it was decided the rate would be \$1 per ball and \$.50 for children under age 12. Wayne Hatten said August would be the caterer again, with same menu as last year.

▪ **Review and discuss preparations for annual meeting**

Louis Vilardo distributed an Annual Meeting and Election Checklist to Board members, stating the first action was completed. The most cost effective mail

method was discussed. It was decided that prior to October 19 the following would be mailed to each homeowner:

- meeting notice
- draft minutes of the 2008 homeowners meeting
- 2 proxy ballots

Louis Vilardo asked if the Board wanted to proxy ballot as in the past or absentee ballot. The Board agreed to continue the proxy ballot.

Louis Vilardo suggested a 'state of the community' report would be informative at the annual meeting. Jim Jackson said he could contact a realtor and find out the number of homes for sale, sold and in foreclosure. He suggested each committee prepare a summary to present at the annual meeting.

Mary Ann Martin said John Koch at 2161 Radnor was a candidate for the Board. The following incumbent Board members agreed to run for re-election: Bob Bittenbinder, Jim Moore, Louis Vilardo, Linda Lindquist and Felice Beyer. Jim Jackson chose not to run for re-election. Dave Mastran, Mary Ann, Wayne Hatten, Blas Contreras, Susan Czelustra are within their term and will remain on the Board. Wayne Hatten suggested the bi-laws be changed from 12 to 10 Board members.

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

Mary Ann reported 304 residents have paid annual dues, 27 have not yet paid, three homes are changing owners and two homeowners' addresses cannot be located. Mary Ann raised the question if the list of people that have not paid the annual dues should be published. Board members agreed that information should not be made public, but advised MaryAnn that foreclosure procedures may be instated. Mary Ann reported a bank balance is \$79,375.

❖ **Committee Reports**

▪ **Architectural Committee** – Jim Jackson

Dave Mastran asked if the metal roof on Ascott should receive notice of violation or wait and see if a change to the Covenants would occur. He said to let it go without notice would be selective enforcement, and the violation should be pursued. The majority of the Board members did not think it was necessary to pursue the issue.

Mary Ann Martin said the resident at 1921 Ascott Road contacted her today and said the roof would be completed by mid October. Mary Ann suggested the Board ask the resident to submit a copy of the contract with the roofer.

- **Covenants Committee** – Bob Bittenbinder
Louis Vilaro said violation letters discussed at the last meeting have not yet been submitted to the attorney.
- **Crime Watch** – Bob Bittenbinder
No report.
- **Social Committee** – Wayne Hatten
Reported on the first page of this document.
- **Landscape Committee** - Louis Vilaro
No report.
- **Community Improvements** – Blas Contreras
No report.
- **Communication** – Jim Jackson
Jim said the next newsletter would include pictures from the annual picnic and requested Board members submit articles. He raised the question if the newsletter should continue to include ads, and the Board responded to continue as is. Jim said he liked the Palm Beach Shores newsletter and would forward a sample to the Board members. Jim Jackson and Lou Vilaro agreed to write pro and con articles regarding the Covenants issues that will be included in the upcoming vote by homeowners. Articles are due to Jim by the end of October.

❖ **Adjournment**

Mary Ann Martin made a motion to adjourn. Jim Jackson seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Rhonda Thomas