

JUNO ISLES CIVIC ASSOCIATION
 June 1, 2009
 BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, June 1, 2009 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:04 p.m. The following Board members were present:

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

❖ **Approve Minutes:** Louis Vilardo

May 9, 2009 – Jim Jackson made a motion to approve the minutes as amended. Bob Bittenbinder seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business**

- Website update – committee recommendation

Louis Vilardo reported that the new website was virtually completed, with the exception of some areas that did not have full content. He requested photos of recent social events. Louis said the new website should be launched within the next few days, with the forum and classified areas beginning soon thereafter. Louis explained the forum and classified areas will be interactive for residents with a secure login. Residents will establish their login by providing a valid name, address and email address to receive a password.

Wayne arrived at 7:07.

Louis Vilardo said he would like to recognize the volunteer work Pete Lashenka has done on the website for many years and suggested giving him \$100 gift certificate. Wayne Hatten suggested a presentation be done at the picnic. He said a gift certificate for Kee Grill would be nice. Louis Vilardo made a motion to purchase a \$100 gift certificate for Kee Grill to give Pete Lashenka. Wayne Hatten seconded the motion. All were in favor, and the motion passed unanimously.

Louis Vilardo explained how email addressed to the Board members would be handled from the new website. Board members expressed that they would rather Juno Isles email come directly to their personal email addresses than to go to the Juno Isles website to get their email. Louis Vilardo said the Board members had problems receiving email in the past since carriers may block email from the Juno Isles website, but he would ask the designer of the new website if it was possible.

❖ **New Business**

- **Board Member Photos**
Louis Vilardo said photos would be taken after tonight's meeting.
- **Assessment mailing error**
Mary Ann Martin reported the invoices for the vast majority of homeowners were sent the end of April. She said reorganizing a spreadsheet skewed the data causing an Ellison Wilson address to receive all invoices for the block and all addresses on Ascott to receive duplicate invoices. Mary Ann Martin said just over half of the homeowners had remitted their annual assessment payments.
- **Louis Vilardo recognized several homeowners attending the meeting.** Robert Taylor, resident of 1681 Ardley, wanted to bring to the Association's attention the construction taking place in the canal bordered by Juno Isles Blvd, Bowood Drive and Ardley Road. Robert Taylor said a tree in his yard collapsed, leaning over the canal, and will have to be removed. He asked if anyone could refer him to a company that could remove the tree. Wayne Hatten said he would take care of it himself.
- **Homeowner Pam Nelson asked if a police blotter would be published in the newsletter,** that several of her neighbors said they would refer to the newsletter looking for it. She said it was a way to make people aware of activity in the area and realize they need to maintain security. Bob Bittenbinder explained that there were a few months that the sheriff's office did not provide the police blotter. Bob Bittenbinder said the sheriff's office was reinstating the report and that he expected to receive a report for the month of June.
- **Homeowner Pam Nelson asked the status of the covenant letter that went out in February.** Louis Vilardo said the status was unchanged, and that there was a copy of the letter on the website. Louis Vilardo said when there was an infraction of the Covenants, the homeowner received a notification letter. Then, if they did not comply or present a reason why they are unable to comply within 30 days, they would receive a second notification. If the infraction remains 30 days after the second notice, the infraction will be submitted to the Association's attorney. Pam Nelson expressed concern for selective enforcement and suggested the Board turn to the County. Louis Vilardo said the Covenants Committee responds to reported violations, confirms the violation and begins the process described earlier. He also explained that Juno Isles Covenant violations are not necessarily violations of County code. Bob Bittenbinder said residents were responding to the letters that have been sent recently, and there were very few ongoing violations.

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

Mary Ann reported there were still two bank accounts, Anchor Bank and TD Bank. She said she contacted the accountant concerning taxes, and an extension for the Association's tax return had been filed. Mary Ann reported the Anchor Bank balance was \$31,684.30 with a rate of .7. The reported TD Bank operating account balance was \$6,578 and money market account balance was \$36,585.78 with a rate of 1.24. Mary Ann said she was going to move some money from Anchor Bank to the TD money market account to take advantage of the higher earning rate. She reported a total balance of \$74,884.08.

❖ **Committee Reports**

▪ **Architectural Committee** – Jim Jackson

Jim said he wrote a letter to the Cushman residents, as discussed at the last meeting. Mr. Cushman submitted plans to the committee for approval, everything was in order and the committee approved the project.

Jim said Pam sent a letter to her neighbors on Juno Isles Blvd. informing them that the wooden front gate to their fence encroached on her property and they had 30 days to correct it before she removed it. The resident sent a registered letter to Pam, and she declined to accept it. The resident received notice from the County that their pool was open and in violation of County Code. The resident submitted an application for a six-foot chain link fence across the side of the property up to the garage, and it was approved.

▪ **Covenants Committee** – Bob Bittenbinder

Bob distributed copies of the current Covenant violation list, showing the property address and action(s) taken. The Board discussed violations at 12787 Ellison Wilson Road and Bob agreed to give the resident a call. Bob showed the Board the new form to be completed for each reported violation.

▪ **Crime Watch** – Bob Bittenbinder

Bob reported there was a burglary on Ardley Road. Louis Vilaro said the homeowner phoned and wanted the community to be alerted. Louis said the incident will be noted on the new website and in the newsletter. Bob said future patrols by the Sheriff's office will be between 8 a.m. and 5 p.m. week days, rather than when residents are home in the evenings and on the weekends.

▪ **Social Committee** – Wayne Hatten

Wayne said the next event is the 4th of July Parade. He said presence of the fire department has been confirmed, and Bob confirmed the Sheriff's department will demonstrate bicycle and seat belt safety. Wayne said as in the past, he will send a postcard announcement to residents around 10 days prior to the 4th. He said the annual picnic will be in October.

- **Landscape Committee** - Louis Vilaro
No report.
- **Community Improvements** – Blas Contreras
No report.
- **Communication** – Jim Jackson
Jim said material for the next newsletter was due today. Louis suggested the newsletter be published on the new website, as well as include a place on the website where users can subscribe to receive the newsletter via email.

Wayne Hatten shared some text from a notice his neighbor had received from the Juno Beach police patrol van.

❖ **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 9:00 p.m.

Respectfully submitted,

Rhonda Thomas