

ISLES CIVIC ASSOCIATION
November 1, 2010
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, November 1, 2010, 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		Unexcused
Bob Bittenbinder	Present	
Blas Contreras		Excused
Susan Czelustra	Present by Phone	
Wayne Hatten	Present	
Ron Hoehmann	Present	
Jack Koch		Unexcused
Mary Ann Martin		Excused
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo	Present	
Jud Whitehorn	Present	

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

❖ **Approve Minutes:** October 4, 2010

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

❖ **Old Business:**

Insurance

Lou reviewed the Board's approval of Workers' Compensation insurance during last month's regular meeting. He received a proposal that was different than the Board discussed, so Lou presented the following updated information:

- Coverage for volunteers working on behalf of the Board, as well as any sub-contractors that are not insured, up to \$100,000 per incident. Cost is \$529 per year.
- Coverage for theft of JICA funds, up to \$75,000. Cost is \$362 per year.

Bob made a motion to purchase both insurance policies. Dave seconded the motion. All were in favor, and the motion passed unanimously.

Appeal of Architectural Committee ruling on shed roof at 2141 Ascott Road

Lou presented a brief history of the situation. He said several years ago homeowner Mr. Heaton installed a shed without approval of the Architectural Committee. The shed did not meet the setback requirements and the tile roof requirements set forth in Juno Isles Covenants. At that time, the Board granted a variance of setback requirements with the understanding that the shed roof would be brought into compliance with the Covenants requirement of a tile roof. The Covenants were changed last November to allow roofs on outbuildings to be approved by the Architectural Committee. However, the Committee did not approve the metal roof on the shed. The Resident said there were weight issues with putting a tile roof on the shed. Wayne said it was made clear with the variance that a tile roof was required.

Jim Jackson, past Board President, said the letter from the Board to the resident stated the variance was approved, but the shed roof had to be tile. Jim requested the structure be approved, adding that it was not visible from the street. Dave said it was not relevant whether you could see the structure from the street. He said if the Board approved this metal roof, it would set a precedent for other homeowners of outbuildings to insist on roof materials other than tile. Dave said the tile roofs gave consistency throughout the community. Susan said she had seen structures in the community that looked a lot worse than the shed in question. Lou said it would not set a precedent; Bob agreed.

Jud said he recalled the community overwhelmingly voted 8 to 3 in favor of allowing roofs other than tile on outbuildings. He said it flies in the face of the community to say the Architectural Committee will deny residents any roof materials on outbuildings that are other than tile. Ron requested clarification that the Board required a cement tile roof be put on the shed when the setback variance was granted. The Board voted to approve/disapprove the metal roof on the shed. Jud, Ron, Bob, Lou and Sue approved. Dave, Wayne and Jim disapproved. The metal roof on the shed was approved.

Before closing the phone connection at 7:42, Susan said she was in favor of pavers for the Ellison Wilson Road improvements in the following discussion.

Review of prep for annual meeting

Lou said signs giving notice for the annual meeting are onsite, and the newsletter has been mailed. He said Susan decided to run for re-election, leaving a vacancy on the Election Committee. Wayne volunteered to fill the vacancy. Lou pointed out that the upcoming Board will need to appoint a Treasurer and a Social Committee chair.

❖ New Business:

Discussion of and vote on Ellison Wilson Road improvements

Lou said Palm Beach County engineers said the southern island proposed on Ellison Wilson Road could not be approved, that it was in conflict with driveways.

Lou presented the following options available to the Association:

Option 1:

An island 650 feet north of Ascott road, 50-100 feet long, road tapers
The distance between the sidewalk and the roadway will determine where curbing will be necessary on Ellison Wilson Road, and it cannot be determined until a survey is taken. Toll Brothers will not order a survey until The Association states their preference.

Option 2:

Four sections of altered (not raised) roadway, either stamped asphalt or concrete pavers
Concrete pavers last longer, require less maintenance and are quieter. The County will service asphalt, but they will not maintain pavers.

Maintenance of an island or pavers will be Toll Brothers' responsibility.

Lou said the cost of the project with drainage was around \$100,000. The cost without drainage was \$30,000-\$40,000. If there are no curbs, drains will not be required.

A resident asked what benefit a north island would be when so much traffic comes from the south. Lou said the County's opinion was that an island would not be effective. A resident said they supported DOT brick pavers, as opposed to concrete pavers. The resident added that an island would lose landscaping on the F.I.N.E. property. A resident asked what the cost is for an officer to patrol and issue speeding tickets. The response was \$43 per hour, with a four hour minimum. Lou said the speed limit will be reduced from 45 to 40.

Dave said he was in favor of pavers and left the meeting at 7:56.

A resident asked if there could be a combination of both an island and pavers. The resident added that this is the one chance Juno Isles Civic Association has to make an improvement for the community. The Association should take advantage of the opportunity, taking into consideration the neighboring communities under construction.

A resident stated she was a realtor and said people love the houses, but they won't purchase on Ellison Wilson, saying they wouldn't be able to get out of their driveway. She added that residents have worked for a project to slow traffic on Ellison Wilson since 1996.

Lou said if the Juno Isles civic Association did nothing, Toll Brothers would build an island. He called for Board members to state their preference for either an island or pavers. Ron was in favor of an island. Lou, Jud, Bob, Jim and Wayne were in favor of the pavers.

❖ **Treasurer's Report** – Mary Ann
No report.

❖ Committee Reports

- **Covenants Committee** – Blas
Rhonda Thomas distributed copies of the Covenant Violation report, the report of violations submitted to Association counsel, and the report of violations resolved last month. She reported that she inspected the community on October 21. Two notices and five second notices were mailed to residents. Thirteen violations were resolved. There were no violations submitted to Association counsel.
- **Architectural Committee** – Wayne
Wayne reported the Committee approved a fence to be constructed at 1810 Tudor Road.
- **Crime Watch** – Bob
Bob reported the Sherriff's office is hired for a 4 hour minimum twice each month. He said they call before each patrol, giving him the opportunity to address any areas of concern and direct their patrol route. Residents and the Board discussed the service, and concluded a 7:00-9:00 a.m. speed trap on Ellison Wilson and 9:00-11:00 a.m. patrol through the community would be most beneficial. Bob said he would find out if the Sheriff would position an unattended car on Ellison Wilson. Jud suggested Toll Brothers support the cost of a patrol on Ellison Wilson since the Association was saving them money by selecting pavers rather than an island. Lou said it had already been discussed, and Toll Brothers would say the cost of an island and pavers would be the same.
- **Social Committee** – Wayne
Wayne reported an enjoyable picnic, with good food and 120 adults and 25 children. Wayne said the holiday lights on the front island were 90% installed. He said the lights would be turned on the night of the upcoming annual meeting.
- **Landscape Committee** – Louis
Lou said the frayed American flag was replaced. Wayne made a motion to fund new flags. Bob seconded the motion. All were in favor, and the motion passed unanimously.
- **Community Improvements** – Blas
No report.
- **Communication**
Lou said recent mailings to residents included a newsletter, a postcard for the picnic, and a packet for the annual meeting.

The annual meeting will be at 7:00 on Thursday, November 18 at the United Methodist Church on A1A in Juno Beach. The next Board meeting is Monday, December 6.

❖ Adjournment

Bob made a motion to adjourn. Wayne seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:37 p.m.

Respectfully submitted,
Rhonda Thomas