

ISLES CIVIC ASSOCIATION
 October 4, 2010
 BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, October 4, 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		Excused
Blas Contreras	Present	
Susan Czelustra	Present	
Wayne Hatten	Present	
Ron Hoehmann	Present	
Jack Koch	Present	
Mary Ann Martin	Present	
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo	Present	
Jud Whitehorn		Unexcused

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

❖ **Approve Minutes:** September 13, 2010

Wayne made a motion to approve the minutes as amended. Jack seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business:**

Update on Ellison Wilson Traffic Islands

Lou said there had been several conversations since the last Board meeting. The original resolution with the County stated the County would pay for vegetation on the traffic island. The amended resolution states the developer will be responsible for maintaining the island vegetation. Therefore, the September 30 deadline was postponed.

The County went back and forth as to whether they could build the second island. The County reviewed the plan Juno Isles submitted in 2002, but County traffic engineers may not permit the southern island. Now the area in question is no longer Bay Colony, but Florida Power and Light.

Upcoming meetings regarding the traffic islands will be held:

- October 20 at 7:00 p.m. - Island proposals will be presented at a community meeting with Toll Brothers and County traffic engineers at the Holy Spirit Church on Ellison Wilson Road.
- November 4 at 9:00 a.m. – Zoning hearing at the Vista Center at Jog Road and Okeechobee Blvd.
- December 9 at 9:30 a.m. – Board of County Commissioners hearing at the Olive Avenue office, downtown West Palm Beach.

Annual Meeting Prep – Board of Directors Slate

Lou asked each of the following Board members, whose terms are expiring, if they wished to be included on the ballot for re-election:

Blas - yes

Susan - no

Wayne - no

Dave - no

Mary Ann - yes

Jud was not present.

Lou asked for volunteers to participate in an election committee. Ron, Susan, and resident Jack Gopalian agreed to form an election committee.

❖ **New Business:**

Mediation re. Roof on Ascott

Lou gave a brief history regarding the house at 1921 Ascott that for several years has not had proper roofing material. The ongoing violation of the Juno Isles Covenants has led to mediation. The Association, as well as association counsel, has approached the resident. The roof tiles have been in the driveway for months. Wayne pointed out that with the tiles in the driveway, the resident cannot park in the driveway. Therefore, vehicles are parked in areas that are not permitted.

Resident's Complaint re. Proposed Covenant Amendments

Lou said he received a letter requesting to see the records, and Bob will be escorting the resident to the storage area this week. In her letter, the resident made accusations about the Board and threatened to sue the Board. It prompted Lou to investigate the Association insurance policy, and confirmed there is coverage. However, he also discovered Board members are not covered if they are injured while doing volunteer work for the Association. Worker's compensation insurance would cost \$529 per year to cover volunteer Board members and residents, as well as any sub-contractors that are not insured. The premium to cover theft of Association funds is \$250 per year. Wayne made a motion to purchase the Workers' compensation insurance. Dave seconded the motion. All were in favor, and the motion passed unanimously. MaryAnn said the association currently has more money than historically, and theft insurance was a good idea. Wayne made a motion to purchase theft insurance. Jack seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Treasurer's Report** – Mary Ann

Mary Ann reported a balance of \$72,988. She distributed a report showing disbursement activities. She also distributed a list of homeowners delinquent in paying dues, noting foreclosures and vacant properties. The resident at 1888 Crafton has not paid dues for 2 years and is not in foreclosure. Lou said in this economic environment, the Board should make an extensive effort to find out the status of the properties before they are submitted for legal procedures. The Board does not want to pay for procedures that are not going to result in a collection because of abandonment, foreclosure, etc.

Dave left at 7:57.

Maryann added that she will be out of the country from October 20 to November 15.

Lou announced the Palm Beach Post, Saturday, October 2, issue featured Juno Isles as the Neighborhood of the Week. It was noted that on the same page was an ad by David Thiemann selling a property with a garage apartment. County Code states the apartment must be occupied by a relative. Juno Isles Covenants does not allow multi-family dwellings. The Board said the Covenants Committee should send a courtesy letter to Thiemann that his ad appears to violate Covenants use.

❖ **Committee Reports**

▪ **Covenants Committee** – Blas

Rhonda Thomas reported that she inspected the community on September 15 and 21. Twelve violation notifications and four second notices were mailed to residents. Nine violations were resolved. Five violations were submitted to Association counsel. Wayne questioned the properties listed that have received a letter from Association attorney more than 30 days ago. Wayne made a motion to initiate mediation on 7 properties, except properties in foreclosure. Blas, Susan, Wayne, Mary Ann and Jim were in favor. Jack, Ron and Lou were opposed. The motion passed. Lou asked for volunteers to attend mediation.

▪ **Architectural Committee** – Wayne

No report.

▪ **Crime Watch** – Bob

No report.

▪ **Social Committee** – Wayne

Wayne requested volunteers to help with the upcoming picnic on October 16, starting at 11:00. Wayne said the holiday lights would be turned on the night of the annual meeting, with lights only on the east end of the island.

▪ **Landscape Committee** - Louis

Lou reported the dead tree on the island had been replaced.

- **Community Improvements** – Blas
No report.
- **Communication**
Lou thanked Susan for her help with the newsletter and said it was in production.

❖ **Adjournment**

Wayne made a motion to adjourn. Maryann seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:53 p.m.

Respectfully submitted,
Rhonda Thomas