

JUNO ISLES CIVIC ASSOCIATION  
June 4, 2012  
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, June 4, 2012, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:03 p.m. The following Board members were present:

Elizabeth Bartholomew	Present	
Jay Cannava	Present	
Doug Carpenter	Present	
Blas Contreras	Present	
Ron Hoehmann	Present	
Rodney Riccardi	Present	
Claire Rojohn	Present	
Louis Vilaro	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

❖ **Approve Minutes:** May 7, 2012

Approval of the May 7 minutes was postponed until the next Board meeting.

❖ **New Business:**

**JICA v. Stropp Update on Mediation Date**

Jud said he had not been able to obtain (from the Association attorney) the date for the Stropp hearing or mediation.

Ron arrived at 7:08.

**Address Concern Expressed by JICA Resident Regarding Rebel Flag Flown on Crafton Road**

Jud said a resident of Crafton Road expressed to him how tremendously offensive she found it to be that another resident was flying a rebel flag in the back of a pickup truck. The Board discussed there was nothing stated in the Covenants against displaying flags of any type.

The Board discussed a fence built without approval from the architectural committee. Lou proposed an amendment to the Covenants stating a resident could not get approval for any architectural changes unless their annual assessments had been paid up to date.

Resident Dave Mastran said the annual assessments had been raised without explanation. He said he heard the increase was to support legal fees for the Stropp fence issue. He said according to the law, if you're inconsistent you're going to lose. Lou replied the Stropp fence and the fence in current discussion were two different issues altogether. The Stropp fence issue was based on the fence extending past the front plane of the house. The fence in current discussion raised the question if approval could be withheld when a resident's dues was not current.

### **Update on Newsletter Mailing**

Jud said the upcoming newsletter would include information about the increase in annual dues. A portion of it was to support litigation, thereby enforcing the Covenants. There was also a call for greater police presence in the community. Jud said our lobbying efforts to increase police presence had not been successful. Therefore, the only way to have increase speed patrol and neighborhood patrol was to pay for it.

Jud expressed the value of residents registering their email address on the Juno Isles website in order to receive notices in a timely manner, such as the notice that went out immediately following the recent burglaries.

Doug arrived at 7:25.

### **Recent Break-ins**

Doug said additional patrol for Juno Isles had been mandated by the Palm Beach County Sheriff's office. Also, detectives are working on the recent cases, trying to link any associations among them. Doug said Deputy Buchanan was interested in speaking about crime prevention at the next homeowners meeting. He said although there had been six burglaries in the Juno Isles community during the last few months, other communities were being hit even more frequently.

The placement of a 'No Solicitation' sign and possible results were discussed. The Board discussed whether the Juno Isles website should include notification about the burglaries. Options for placing cameras in the community were discussed. The Board talked about the way the Sheriff's patrol time should be spent. Lou described the Sheriff's community volunteer program, past efforts to implement the program, and the low response it received from the community. Jud said he doubted 30 residents would volunteer and suggested a better way for the concern to be heard was for residents to lobby County Commissioner Marcus for more police presence. Juno Isles is paying the Sheriff's office for two 3-hour patrols per month. Juno Beach police services, other amenities and annexation were discussed.

### **Short-term/Vacation Rental Guidelines for Juno Isles**

Lou said a Juno Isles resident offers his property for rent on Craig's List as a Bed and Breakfast, suitable for events. He distributed copies of the letter from a neighbor complaining about the loud noise. Lou said he checked with the County and discovered there were no restrictions on renting your house out by the night. Juno Isles legal counsel said although State law prevented the County from passing a regulation, a homeowners' association could pass a regulation. The Association sent a notice to the resident for the one-night rentals to cease. However, there are no guidelines in the Covenants regarding residents renting out their homes. An amendment to the Covenants was discussed, including options for the period of time, the number of people, etc. It was agreed to bring the matter before the homeowners at the annual meeting in November.

### ❖ **Treasurer's Report** – Blas

Blas reported 225 residents had paid annual dues, with 111 outstanding. The balance in the Anchor Bank account was \$61,784.90. He said \$4057 invoices were paid, including annual payments for the dues mailing, liability insurance and corporate report. Blas said \$384 was paid monthly for 3 police patrols, totaling approximately \$4600 annually, averaging \$14 per household. He said the current balance was around \$57,327.

### ❖ **Committee Reports**

#### ▪ **Architectural Committee** – Elizabeth

No report.

#### ▪ **Covenants Committee** – Blas

Jud reported an email came through the website regarding a vehicle with no tag parked at a residence on Juno Isles Blvd. Another email reported a commercial truck on Juno Isles Blvd. He said the violations would be given to Rhonda Thomas for follow up.

#### ▪ **Crime Watch** – Doug

Doug reported in the Recent Break-ins section above.

Doug asked how the Board would like to see the monthly Sheriff's patrol time spent.

They responded that the middle of the day during the middle of the week was preferable.

#### ▪ **Social Committee** – Ron

Ron said the newsletter would include the dates for the next 5 community events. He asked Board members to help with the 4<sup>th</sup> of July event 10am-noon.

#### ▪ **Landscape Committee** – Lou

No report.

- **Communication - Lou**

Lou said the newsletter should be mailed this week. Jud asked if there was an interest in making the newsletter exclusively electronic, emailed to residents and published on the Juno Isles Civic Association website. Lou said when you have information you want people to read, paper copy was easiest; when you have information people need, they will look for it online. He said the total cost of \$700 to produce and distribute the newsletter was a minimal expense.

Elizabeth made a motion to present a change to the Covenants at the annual meeting regarding home rentals. Donna seconded the motion.

A Covenants amendment granting the Board fining power was discussed. They agreed to bring it up at the annual meeting.

Donna said for Florida Power and Light to add a light to the pole on the street in front of your house costs \$12 per month and up.

- ❖ **Adjournment**

Jay made a motion to adjourn. Elizabeth seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:55 p.m.

Respectfully submitted,  
Rhonda Thomas