

JUNO ISLES CIVIC ASSOCIATION
April 5, 2010
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, April 5, 2010, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:00 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** March 1, 2010

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

❖ **Old Business:**

▪ **2010 Budget Approval and Assessment**

Lou distributed copies of the proposed budget of \$36,648. Given the number of homes and the current assessment, the projected income was \$34,770. The Board discussed the funds that were collected several years ago for a lighting program that never came to fruition and agreed to release \$6720 (\$20 per household) from surplus funds to the operating budget. With the annual \$100 assessment and the \$20 credit, the net assessment this year will be \$80 per household.

The requirement to provide written notice of the meeting to approve the budget was given in the newsletter sent to homeowners during the first week of March. Jack made a motion to approve the budget and the assessment of \$80 per household. Bob seconded the motion. All were in favor, and the motion passed unanimously. Mary Ann requested

clarification about the surplus balance carried above the operating budget. Lou explained it was decided in the past to maintain a surplus balance for any unexpected legal fees that may arise from the community's decision to enforce the covenants.

▪ **New Board Members**

Ron Hoehmann, a 23-year resident at 12907 Wilton Road, expressed an interest in joining the Board. Ron said he was involved in the community where he lived before, but his earlier years of residency in Juno Isles were consumed with raising his family. His interests were to maintain property values and preserve the integrity of the community. Dave made a motion to nominate Ron to the Board. Bob seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Treasurer's Report** – Mary Ann

Mary Ann reported an account balance of \$62,395. She said there were 19 delinquent assessments that were being handled by the Association attorney. 16 liens have been placed. When asked what about the cost of late payment through the attorney, Mary Ann responded that it was around \$300 for the first notice and over \$500 when a lien was assessed.

Dave left the meeting.

❖ **Committee Reports**

▪ **Architectural Committee** – Wayne

Wayne reported the following applications were approved:

2115 Ardley Court - Enclose a flat roof area, remove the flat roof and replace it with a pitched roof. Eliminate an atrium by roofing over it.

1720 Ardley Road - Install a 6-foot wood gate on the northwest corner of the property, equal to the front plane of house.

▪ **Covenants Committee** – Blas

Rhonda reported that she inspected the community on March 15th with Bob Kildea. Nine violation notifications and ten second notices were mailed to residents during March. Nine violations were resolved. Palm Beach County Records department was consulted regarding six addresses with sheds on the property. There were no building permits, and they were reported to Palm Beach County Code Enforcement. One violation was submitted to Association counsel.

Ten violations were 30 days beyond receiving a second violation notice, and residents had not responded. Rhonda submitted them to the Board. Of the ten violations, five responses were received from residents and the Board agreed to pass five violations on to counsel for further action.

The Board discussed the impact of Palm Beach County Code Enforcement on the community. Bob made a motion for the Board to be consulted and approve of violations reported to the County. Mary Ann seconded the motion. All were in favor, and the motion passed unanimously.

- **Crime Watch – Bob**
Bob reported efforts to map the community into neighborhood watch areas. He identified 31 areas, with an average of 10 houses in each area.
Lou said Juno Beach speed control van was discontinued and asked if the Board wanted to reinstate the Sherriff’s office speed patrols on Ellison Wilson Road. The Board declined.
- **Social Committee – Wayne**
No report.
- **Landscape Committee - Louis**
No report.
- **Community Improvements – Blas**
No report.
- **Communication – Linda**
There was \$180 billed for advertising included in the newsletter.
Susan said she needed the email addresses that were gathered at the picnic.
Lou said the newsletter looked great, especially considering it was Linda’s first publication for Juno Isles.

❖ **Adjournment**

Wayne made a motion to adjourn. Blas seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,
Rhonda Thomas