

ISLES CIVIC ASSOCIATION  
December 6, 2010  
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, December 6, 2010, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

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

Felice Beyer		Excused
Bob Bittenbinder	Present	
Elizabeth Bartholomew	Present	
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Mary Ann Martin	Present	
Jim Moore	Present	
Rodney Riccardi	Present	
Louis Vilardo	Present	
Jud Whitehorn	Present	

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

❖ **Approve Minutes:** November 1, 2010

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

❖ **Old Business:**

Lou said County Commissioner Karen Marcus was not happy with the way the Ellison Wilson Road improvements project had been handled. He said there would be a meeting on Thursday, December 9, at 9:30 on the 6<sup>th</sup> floor at 301 North Olive before the Board of County Commissioners. Two islands were originally proposed; now only one island is possible. Brick pavers were offered as an option; only stamped concrete is available now. Juno Isles first choice is still two islands. It was voted to accept DOT approved brick pavers, not stamped concrete.

❖ **New Business:**

**Radnor Court and Ascott Road Intracoastal Property**

Lou said O’Neal Bardin, with the Northern Palm Beach County Improvement District, contacted him regarding three lots the District owns at the intracoastal end of Radnor Court and Ascott Road. Juno Isles property owners asked the District to quit claim the land adjacent to their property. If the District sold the lots, the funds would be appropriated to reduce JICA assessments to upkeep the waterways. Lou said he contacted the Association attorney regarding the matter, and his concern was if a new plat plan should be drawn. Lou said the County and the District indicated a new plat plan was not necessary. It was clear that the parcels were part of Juno Isles. His recommendation was for part of the sales agreement to indicate the triangular parcels were subject to Juno Isles Covenants. Mary Ann made a motion that the agreement to sell the District parcels to the adjacent property owners should indicate the property would become part of Juno Isles and subject to the Association Covenants. Blas seconded the motion. All were in favor, and the motion passed unanimously.

**Board Election of Officers**

President - Lou  
Vice-President - Jud  
Treasurer - Elizabeth  
Secretary - Susan

The Board established a resolution giving Elizabeth check writing authority for both of the Association’s bank accounts and access to the Association’s mailbox at the post office.

**Board Appointment of Committees**

Lou described the responsibilities of each committee.

- Covenants Committee  
Chair – Blas  
Members – Bob Kildea, Rodney  
Rhonda Thomas will continue to inspect the community for violations twice each month, send no more than two violation notices to residents, maintain records and submit reports to the Board each month.
- Crime Watch  
Chair – Bob  
Member – Doug
- Landscape Committee  
Chair – Louis  
Member – Felice
- Social Committee  
Chair – Ron  
Members – Blas, Susan

- Communication Committee  
Chair - Susan  
Members – Mary Ann, Jud, Lou
  
- Architectural Committee  
Chair – Jud  
Members – Jim, Mary Ann  
Alternates – Blas, Lou

Bob made a motion to establish the Architectural Committee as shown above. Elizabeth seconded the motion. All were in favor, and the motion passed unanimously.

### **Holiday Lights Contest**

The Social Committee will award the following Gardens Mall gift certificates for the holiday lights contest:

- First Place \$75
- Second Place \$50
- Third Place \$25

The Social Committee agreed to judge on Friday evening, December 17. Doug said he would put out a sign. Lou said he would publish a notice on the Association website and send an email notification to residents.

Susan agreed to pick up the signs regarding tonight’s meeting and acquire all other Juno Isles Civic Association signs from Dave Mastran. Bob said the storage unit could not hold the signs, and he would inquire about availability of a larger storage unit. The signs should be put out 48 hours before each monthly meeting.

### ❖ **Treasurer’s Report** – Mary Ann

Mary Ann reported the bank account balance was \$72,592. She said 94% of the 2010 dues were paid. She distributed a list of residents who’s 2010 dues had not yet been paid and requested Board members to contact any residents they knew. Mary Ann reported nine homeowners were delinquent in paying dues, of which seven homes were in foreclosure. She said the resident at 1716 Ardley Road who agreed to a payment plan had discontinued payments.

### ❖ **Committee Reports**

Resident Jim Jackson reported flood lights on the front island were not coming on.

- **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 November 17 and 29. Four notices were mailed to residents and one violation was submitted for further legal action.

Eleven violations were resolved, three of which had previously been submitted to counsel.

- **Architectural Committee** - Jud  
No report.
- **Crime Watch** - Bob  
Bob reported the radar trap was set on the north end of Ellison Wilson Road as you enter Juno Isles. He said a request has been submitted to the Sherriff's office for an empty car to be parked on Ellison Wilson Road as a speed warning. Jud said he would contact an acquaintance with the Sherriff's office and inquire if there was a car available.
- **Social Committee** - Ron  
No report.
- **Landscape Committee** - Lou  
No report.
- **Communication** - Susan  
No report.

The next Board meeting will be Monday, January 3.

❖ **Adjournment**

Bob made a motion to adjourn. Jim seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:14 p.m.

Respectfully submitted,  
Rhonda Thomas