

JUNO ISLES CIVIC ASSOCIATION
July 19, 2010
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, July 19, 2010, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

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

Felice Beyer		Excused
Bob Bittenbinder	Present	
Blas Contreras	Present	
Susan Czelustra		Excused
Wayne Hatten	Present	
Ron Hoehmann	Present	
Jack Koch	Present	
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:** June 14, 2010

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

❖ **Old Business:**

New Newsletter Committee

Lou and Bob discussed producing a newsletter in September. Lou said Susan was willing to compile the newsletter, but had not been in attendance at recent meetings. Bob agreed to contact Susan and proceed with the newsletter.

Resolution of Juno Beach's position re. Ellison Wilson Road

There was a meeting a few months ago involving Juno Isles, Juno Beach and Palm Beach County entities to discuss Donald Ross Road. At that time, it came to light that Juno Beach believed their Town boundary extended to the centerline of Ellison Wilson Road. Lou read aloud letters from County Commissioner Karen Marcus and Assistant County Attorney Robert Banks regarding this matter. In summary, the Juno Beach ordinance annexing county

preserve lands in 2004 did not include Ellison Wilson Road, and Juno Beach does not have a competitive advantage in any future annexation involving Juno Isles.

Mary Ann arrived at 7:12.

❖ **New Business:**

Update on various maintenance issues re. foreclosures

Lou said there was a complaint from a resident that the pool was exposed and not maintained at 1787 Juno Isles Blvd. Lou said the homeowner cannot be found, but the bank does not yet own the property. Lou said he and Wayne put up construction fencing around the pool and asked if the Board wanted to take further action. Wayne asked if the Association wanted to put chlorine in the pool periodically to reduce mosquitoes. Contacting County Code Enforcement and the Sheriff's office was discussed, concluding that they too would not be able to contact the homeowner. Dave said to let the matter go since it was not addressed in the Covenants and any action taken by the Board could result in the Association becoming liable for any misfortune. He added that the owner and his insurance company should remain liable. Ron voiced that he strongly agreed with Dave. Bob made a motion to put chlorine in the pool periodically. Dave and Ron opposed the motion. Bob, Blas, Wayne, Jack, Mary Ann, Jim and Lou were in favor. The motion passed.

Wayne said there was also a pool at 1675 Bowood that was not maintained. A Juno Isles resident attending the meeting said the property was fenced and not accessible. MaryAnn mentioned a pool at 12673 Ellison Wilson that a neighbor noted was mosquito hazard. The Board agreed to take action if it was accessible. Lou and Wayne would add chlorine.

Lou read aloud a letter he received from 2141 Ascott requesting an appeal to the Board regarding a decision made by the Architectural Committee. The committee did not approve an existing metal roof on an outbuilding. The item will be on the agenda at the next Board meeting.

The date of the next meeting was discussed and scheduled for Monday, August 2.

The status of the Strop fence issue was questioned. Lou said he would schedule a meeting with the Board and the Association Counsel handling the case.

❖ **Treasurer's Report** – Mary Ann

Mary Ann reported as of June 30, 2010 the Anchor Bank account balance was \$16,002 at .39% earnings and the TD Money Market account balance was \$55,193 at .70%, totaling \$71,195.

Mary Ann also reported the assessments were mailed the end of May. 241 homeowners paid the 2010 assessment. 9 homeowners have not yet received their first notice since the mail was returned as temporarily away. 85 second notices will be sent shortly. 11 homeowners had delinquent 2009 assessments, including 8 liens. The homeowner granted a payment plan has paid \$100 toward last year's amount due.

Dave left at 7:58.

❖ **Committee Reports**

▪ **Covenants Committee** – Blas

Rhonda Thomas reported that she and Bob Kildea inspected the community on June 18. Nine violation notifications and eight second notices were mailed to residents July 8. Seventeen violations were resolved. One violation was submitted to Association counsel. At the request of the Architectural Committee Chair, Wayne, Rhonda inquired with the County if there was approval for the newly constructed chickee hut at 1922 Tudor Road. A County code violation number was established.

A motion was made to begin litigation proceedings for the violations at 1921 Ascott Road. Jack, Lou, and Wayne were opposed. Bob, Blas, Ron, Mary Ann and Jim were in favor. The motion passed.

▪ **Architectural Committee** – Wayne

Wayne reported the committee approved a chickee hut at 1782 Tudor.

▪ **Crime Watch** – Bob

Bob said he would ask the sheriff's patrol when he comes on Thursday about the liability with the exposed pool at 1787 Juno Isles Blvd.

Bob reported difficulty getting community volunteers for Crime Watch committees.

▪ **Social Committee** – Wayne

Wayne reported a great time at the July 4 parade on Ascott Circle. The fire trucks were there 45 minutes for the children.

▪ **Landscape Committee** - Louis

No report.

▪ **Community Improvements** – Blas

No report.

▪ **Communication** – Linda resigned.

❖ **Adjournment**

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

Respectfully submitted,
Rhonda Thomas