

DRAFT
JUNO ISLES CIVIC ASSOCIATION, INC.
November 27, 2012
ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Juno Isles Civic Association members was held on Thursday, November 27, 2012 at Ocean View Methodist Church, 701 Ocean Drive, Juno Beach, Florida.

Roll Call, Call to Order and Certification of Quorum

President Jud Whitehorn called the meeting to order at 7:12 p.m. Jim Jackson made a motion to waive roll call. Tom Bartholomew seconded the motion. All were in favor, and roll call was waived unanimously. The Bylaws requirement that 10 % of the 336 homeowners be present for a quorum was met.

The following Board members were present:

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

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

Proof of Notice of the Meeting or Waiver of Notice

Lou validated that notices for the Annual Meeting were mailed to homeowners more than 30 days in advance, as well as published on the Association website and in the newsletter. The packet mailed to residents included an agenda, the proposed Covenant changes, and the list of Board members who were running for re-election.

Approval of Minutes from 2011 Annual Meeting

Jim Jackson made a motion to approve the minutes from the 2011 Annual Meeting. Ken Weda seconded the motion. All were in favor, and the minutes were unanimously approved.

Guest Speakers

Lou recognized Doug as the Chair of the Crime Watch Committee and thanked him for his efforts to organize block captains, position speed trailers, and arrange for guests from the Palm Beach County Sheriff's Department to address the community regarding recent burglaries.

Sargent Ken Matlack, Detective Shae and Deputy Buchanan said there was a group of around 200 ‘pillowcase burglars’ from Broward County that approach between 10am and 2pm, mostly on Thursdays and Fridays. They said all 6 burglaries that occurred since May were entries made by breaking sliding door glass. The officers said burglars generally target the master bedroom for cash, jewelry, guns and electronics. They said many times 3-4 males rent a newer model vehicle and tint the windows. There were 4 vehicles in Juno Isles broken into during the summer; they were all unlocked. Detective Shea encouraged residents to lock their vehicles. He said around 50 burglars had been arrested. The officers said fences and dogs had not proved to prevent burglary. They offered residents to dial 688-3400 to get a quicker response than phoning 911.

The officers entertained a question-and-answer period. They educated residents as to what to look for and how to assist by reporting suspicious vehicles and activity, taking license plate numbers, keeping vehicles and homes locked, etc. Board members and Deputy Buchanan said communication with neighbors and block captains was the best way to protect residents’ property, recognizing that the Sheriff’s officers’ presence cannot cover all situations. Deputy Buchanan suggested residents practice ‘Operation Identification’ recording their driver’s license number on all electronics, tools, etc. He added that jewelry and guns should be kept in a safe.

Vote on Proposed Covenant Amendments

The following Covenant Amendments were proposed:

Rentals

Add the following restriction to Paragraph IV “Uses Prohibited and Permitted”:

Rentals for periods of less than 30 consecutive days shall not be permitted. The total number of residents permitted in a rented home shall be governed by the Palm Beach County single family residence occupancy limits currently in effect and as amended from time to time.

Discussion: Kathy Greene asked what the Board would do to enforce the Covenants. Elizabeth explained the Board did not have fining authority, but followed a set of procedures to enforce all Covenants.

PODS and Dumpsters

Add the following restriction to Paragraph IV:

PODS, dumpsters and all similar portable storage and disposal containers may be placed in the front of a property provided that:

- 1) Repairs or renovation of said property are actively underway and said container is removed after a maximum of 45 days
- 2) Said containers shall not be used for the storage or disposal of garbage or other debris that will attract insects or vermin
- 3) Homeowner properly secures or removes said container in the event of high winds or hurricane
- 4) Pursuant to State and County regulations, said container may not block the sidewalk.

Discussion: Ed Knapp said a major renovation could require a container for more than 45 days. A resident asked if the Board had the authority to allow exceptions. The Board’s responded that exceptions could be made.

Number of Vehicles

Add the following restriction to Paragraph IV, No. 13:

The total number of cars and other vehicles permitted elsewhere herein, regularly parked on each lot shall not exceed the lesser of the number allowed by Palm Beach County ULDC currently in effect and as amended from time to time or that can be parked in the garage and on the driveway. Cars may not be parked on front lawns. Residents are advised that the street, swale and sidewalk are County property and, as such, are governed by State and County parking regulations. Residents are further advised that blocking the sidewalk, even in your own driveway, is a ticketable offense under both Florida State statute and Palm Beach County ordinance.

Discussion: It was explained the swale was not the issue, only residential property was considered.

Signs

Amend Paragraph XI, "Signs", to read:

Except for those signs specifically permitted below, no signs or other advertising device of any character shall be erected, posted, pasted, displayed or permitted upon or about any part of such property. The following signs are permitted:

One sign of not more than 5 square feet in area, advertising the property for sale or rent and signs used by a builder to advertise the property during construction and sales period, provided however, that any such builder's sign shall be subject to approval by the Architectural Committee.

Signs supporting or opposing political candidates, referenda, proposals or amendments in any local, state or national election provided they are posted no earlier than 60 days prior to the election during which the candidates, referenda, proposals or amendments will be voted upon and removed no later than 10 days following said election and that they are not so numerous in number or placed in locations so as to create impediments to pedestrian or vehicular traffic or create any other public safety hazard.

No signs, even the type permitted herein, shall be allowed if they contain foul or offensive language or images or in any other way violate community standards of decency.

Discussion: Ed Knapp questioned that security alarm system signs would not be permitted. Linda Lindquist questioned that a Congratulations, Stork, Welcome, etc. sign would be in violation. Lou said the amendment was created to broaden the current Covenants to allow political signs. There was a restriction that allowed only a For Sale sign of specific dimensions. There is no history of problems with signs in the past.

Election of Directors

Jud announced there were five positions open on the Board.

Candidates introduced themselves and gave a brief summary of their history.

Doug said he lived in Juno Isles for 13 years and wanted to be involved in the community. Doug said he liked the direction the Board was taking and was happy to see the number of homeowners in attendance tonight.

Blas said he was a resident at 1820 Crafton and loved the Community. Blas said he had been in the community for 15 years and a Board member for 14 years. Blas said his philosophy was to keep it simple, with important issues being safety and property values. He serves as Treasurer and Covenants Administrator. Blas explained a third party inspects the community twice a month and reports to the Board. Blas said he wanted to remain on the Board.

Jud opened the floor for additional nominations and volunteers for two open seats.

A nomination was accepted for Michael Murray, resident of 2073 Radnor Road. Michael said he moved into the community in July and wanted to get involved and help out.

Susan Czelustra, resident of 12899 Barrow Road, volunteered. Susan said she had been a Juno Isles resident for 17 years. Susan said she had served on the Board, but had to leave due to personal reasons. Susan said she was back now and would be happy to serve again.

Jud addressed the write-in nominations. John Zeller declined. Sharon Kelly declined.

Jud closed the nominations and asked residents to complete and submit their ballots.

Treasurer's Report

Blas Contreras explained that after the last disbursement of the year was made, the checkbook and monthly bank statements were submitted to an accountant. The accountant prepared a Budget vs Actual report and the federal tax return. Blas said the taxes for 2011 were \$42. He explained the Budget vs Actual report was used to prepare the following year's budget. The annual dues are then set to meet the budget requirements. Annual dues statements are mailed to residents around the end of April. Blas said that of 336 properties, all dues had been paid except 24. He said the majority of those properties were in foreclosure and had not paid dues in a couple of years.

Blas said the major expenses incurred were for the annual picnic, insurance, crime watch patrols and patrols for traffic speed. Blas added that any expenditure outside the budget had to be authorized by the President of the Board.

Blas said the current bank account balance was \$47,015.54. He added that the balance is reported to the Board during each monthly meeting. Blas said the bank issues the annual dues statements, tracks dues payments during the first 90 days, and issues second notices.

Ed Knapp asked if extra money paid for Sheriff's crime watch patrols was worth it. Doug asked if he would like the paid patrols discontinued, and Ed said he didn't care. Doug suggested if the matter were put before the community, he was sure they would want to keep the paid patrols. Jud said there was really no way to measure the value of the service, but the Board takes it seriously how money is spent. Patrols occur 2 times each month with a 3 hour minimum at \$45 per hour.

Tom Bartholomew said September 10 minutes showed \$17,000 more than the current balance. Blas said recent expenditures included around \$6000 for insurance, \$3000 for the annual picnic, and unforeseen legal fees for a matter that began in 2007.

Ed Knapp asked how much was spent to maintain the front island. Blas said \$3450 was budgeted for landscaping.

New Business

Ron said the holiday lights contest would be judged on Saturday, December 22. The March garage sale would be advertised on Craig's List, in the Palm Beach Post, and a couple other newspapers.

Announcement of Proposed Covenant Change Results

All Covenant amendments passed.

	In Favor	Opposed
Rentals	76	18
PODS	77	13
Number of Vehicles	68	26
Signs	73	17

Announcement of Election Results

The Board of Directors election results were as follows:

Doug Carpenter	70
Blas Contreras	69
Susan Czelusta	32
Michael Murray	34
Jud Whitehorn	71

Adjournment:

Frank Wagner made a motion to adjourn. Tom Bartholomew seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Rhonda Thomas