

JUNO ISLES CIVIC ASSOCIATION
August 5, 2013
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, August 5, 2013 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:

Jay Cannava	Present	
Doug Carpenter		Excused
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Michael Murray	Present	
Louis Vilardo	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

❖ **Approve Minutes:** June 3, 2013

Jay made a motion to approve the June 3 minutes as amended. Lou seconded the motion. The minutes were unanimously approved.

❖ **New Business:**

Discuss Possible Covenant Amendment Proposals

Jud recalled Covenant amendment proposals mentioned in earlier Board meetings. The proposals were to further define acceptable fencing material and ‘commercial’ vehicle. Blas distributed copies of a document he prepared to fine-tune the Covenants text regarding material and specifications for gates and fences. He said there should be a standard maintained to sustain or improve community property values. Blas gave examples of two unsightly chain-link fences on Crafton Road that were draped with plastic.

Donna pointed out those properties would not have to comply with a Covenant amendment. The costs to make Covenant changes were discussed and budget was evaluated. Timeline was discussed and it was determined any Covenant amendment proposals would have to be in residents’ mailbox by October 1.

Jud asked the Board if they wanted to take on Covenant changes, adding that it was probable the changes would pass. He reminded everyone that changes with the least wording would be more desirable.

Lou said ‘aesthetically pleasing’ was too subjective. He said the language had to be specific. Ron gave an example: If a wood fence has boards off it, is it one board off or five boards off that is acceptable? The majority of the Board members expressed a positive interest in amending the Covenants to be more specific.

The Board discussed what constitutes a ‘commercial’ vehicle. Jud suggested an update to the description of a ‘commercial’ vehicle only be presented if a Covenant change was developed regarding fencing material.

Lou said two amendments may be required; one defining fencing material and one to address the method of obscuring boats, trailers, RVs, etc.

Blas and Jud agreed to prepare a proposed Covenant amendment regarding fencing materials.

The Board discussed the definition of a ‘commercial’ vehicle. Jay and Blas said they would confer and develop a written definition for a proposed amendment to the Covenants.

Content for Fall Newsletter

Lou said the notification of proposed Covenant changes could be presented to the residents with the picnic notice and newsletter. Lou said he would also like to include the Sheriff’s notification. He said the mailing would need to be prepared by the end of September. Therefore, the President’s letter, the date of the picnic, and committee reports should be submitted to him by the September 9 Board meeting.

❖ **Treasurer’s Report** – Blas

Blas reported the balance in the Anchor Bank account was \$38,656.74 as of today. He said 36 homeowners’ annual dues was outstanding.

Rhonda Thomas reported 9 checks were dispersed in July. She distributed copies of the Budget vs. Actual report. 2 estoppels were completed.

❖ **Committee Reports**

▪ **Architectural Committee** – Donna

Donna said new construction at 12719 Ellison Wilson Road was approved today.

Jud said a fence was installed at 12771 Ellison Wilson Road without approval.

▪ **Covenants Committee** – Blas

Rhonda Thomas distributed copies of the Covenant Violation Reports. She said the community was inspected on July 16, 26 and 30. A utility trailer violation was reported to Palm Beach County Code Enforcement and 2 second notices were sent regarding online

rental ads. Lou presented a phone response from Linda Collie who received two notices regarding an online rental ad for 1873 Ascott Road. He also presented a drafted letter to her requesting she amend the online ad to comply with the Covenants. The Board agreed for Rhonda Thomas to send the letter to Ms. Collie.

▪ **Crime Watch – Doug**

Lou said he wrote to the County commissioner regarding police protection the community is entitled to. He was contacted by the District Commander, and patrol by the Sheriff's office was increased. Three incidents involving resident distraction burglaries were discussed. Ron suggested adding 'no soliciting' signs at the entrances to the community. Donna asked what it would cost to place surveillance cameras at the entrances. Lou and Jud explained the efforts required to power the cameras and connect them to some place to be monitored. Then, if license plates were collected, who would trace them? Lou and Jud said they were not opposed to installing cameras, but expressed their realization that it was not a simple undertaking.

The implementation of 'dummy' cameras and their effectiveness to deter crime was discussed. Block captain responsibilities and the use of community cameras were also discussed. Jud said there was no budget to install surveillance cameras in the community. Ron said he would research the cost to install 'dummy' cameras at community entrances/exits.

In Doug's absence, Lou asked if there should be a third paid patrol by the Sheriff's office during the month of August. The Board agreed there should be three patrols during August.

▪ **Social Committee – Ron**

Ron reported the need for 4-5 helpers at the annual picnic. A date for the picnic was discussed. Ron said he would solicit barbeque caterers, including McRay's on 45th Street.

Ron thanked Jay, Donna, and Rodney for their help with the July 4 celebration. He said the Fire Department arrived on time and everything went well. Donna has photos to be published on the Association website.

▪ **Landscape Committee – Louis**

Lou thanked Wayne Hatten for reporting the Bob's Barricades truck parked on the front island on the grass under the trees on July 24. A crushed sprinkler line was discovered the next day, Bob's Barricades was notified, and they agreed to pay for the \$116 repair. Juno Sprinkler also replaced some sprinkler heads. They reported there were ants in the control box and suggested a quarterly maintenance contract with them to avoid major repairs. The cost of the contract vs. sprinkler system service expenses was discussed. The Board decided against entering into a maintenance contract.

▪ **Communication – Louis**

Lou said the next newsletter would be published in September.

Michael said he would acquire a prepaid card to be used to establish an online phone system for the Association.

The next Board meeting was scheduled for September 9, 2013.

❖ **Adjournment**

Donna 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