

JUNO ISLES CIVIC ASSOCIATION
September 9, 2013
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, September 9, 2013 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:05 p.m. The following Board members were present:

Jay Cannava	Present	
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra		Unexcused
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:** August 5, 2013

Donna made a motion to approve the August 5 minutes. Jay seconded the motion. The minutes were unanimously approved.

❖ **Old Business:**

Discuss Possible Covenant Amendment Proposals

No proposed covenant amendments were ready for presentation to the board for a vote. Nonetheless, Blas reiterated that he would like to propose an amendment regarding fencing. The board reviewed the required timeline for notification to the residents of a proposed amendment and debated the possibility of trying to discuss and approve a proposed amendment by email.

Jud arrived at 7:52.

Lou proposed and Jud seconded a motion to submit the proposed amendment to the board by email. The motion failed by a vote of 5 to 3.

Content for Fall Newsletter

Lou requested copy for the newsletter from each committee chair.

❖ **New Business:**

Work Rules Governing Construction on Juno Isles Preserve Land

Ron said construction noise begins early in the morning, even on weekends. Lou said seven a.m. was acceptable for lawn maintenance, but he wasn't sure if the same applied to construction work.

❖ **Treasurer's Report** – Blas

Blas reported 25 homeowners' annual dues was outstanding. He said the balance in the Anchor Bank account was \$34,486.08.

Blas shared the Vonage information with Michael to aid in his efforts to establish a different phone service for the Association.

Rhonda Thomas reported disbursements included 4 checks in August, as well as 8 checks this month. She distributed copies of the Budget vs. Actual report.

❖ **Committee Reports**

▪ **Architectural Committee** – Donna

Donna reported the plans for a bedroom addition at 1710 Ardley Road was missing the rear setback information and was not approved. Donna said she would contact the homeowners.

▪ **Covenants Committee** – Blas

Rhonda Thomas distributed copies of the Covenant Violation Reports. She said the community was inspected on August 20 and 30. A utility trailer violation was reported to Palm Beach County Code Enforcement, four notices and the response to Linda Collie's phone message was mailed. Ten violations were resolved. The Board discussed the nightly rentals advertised online.

▪ **Crime Watch** – Doug

Doug reported seeing more regular Sheriff's patrols throughout the community. Therefore, the Association could return to two paid patrols per month.

▪ **Social Committee** – Ron

Ron talked about the upcoming picnic on November 2. He reported an abundance of information from solicitors for events, including proposals and references. Ron said he had not been able to reach McRay's. He said Park Avenue, Sonny's, etc. were approved by Palm Beach County. Ron said he would narrow the selection to the top three vendors by the next meeting and present them for the Board to select a vendor. He said snow cones, cotton candy, and popcorn could also be offered.

- **Landscape Committee** – Louis
Lou reported some issues with the lighting on the front island. Jay did some minor repairs, but there is more work to be done. Lou made a motion for Jay to do the repairs, providing an estimate if the costs exceed \$200. Donna seconded the motion. All were in favor, and the motion passed unanimously.
- **Communication** – Louis
See “Content for Fall Newsletter” shown above.

Jud said he asked Toll Brothers for an update on their nearby construction. Jud reported the construction had been delayed by Florida Power and Light, they are not yet breaking ground, a screening wall should be up by the end of October, and there had been a lot of interest from the sales center.

The next Board meeting was scheduled for October 7, 2013.

❖ **Adjournment**

Donna made a motion to adjourn. Jud seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:15 p.m.

Respectfully submitted,
Rhonda Thomas