

JUNO ISLES CIVIC ASSOCIATION
November 4, 2013
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, November 4, 2013 at Holy Spirit Lutheran Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:06 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** October 7, 2013

Lou made a motion to approve the October 7 minutes. Susan seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ **New Business:**

Preparation for Annual Meeting

Speakers at the annual meeting will include Commissioner Hal Valeche, as well as representatives from both the Palm Beach County Sheriff's Office and Toll Brothers. Jud said he asked the Commissioner to be prepared to discuss the bridge project on Ellison Wilson Road. He said residents were concerned about losing their swale. Some residents also see the bridge construction as an opportunity to make the bridge higher, allowing larger vessels to pass underneath and increasing property values. Jud said creating the bridge higher would make it difficult for passenger vehicles to see oncoming traffic.

Ron, Donna, Jay and Lou are up for re-election. Lou said he would like to vacate his seat. Jud, Susan, Blas, Doug and Michael will continue to serve as Board members. There will be four open seats.

Jay suggested the residents be notified when the tide is high and salt water exceeds the sea wall and intrudes the canal. Residents use the water to irrigate their lawns. Lou said test results were posted on the Association website. Jud said a link to tide tables could be added to the Association website. Jay said he would speak with Tom Mondik, President of the Boat Owners Association.

Doug said he would like to see the concrete street signs removed. Jud reminded him that when a vote was taken at the annual meeting regarding the subject, there were as many residents in favor of leaving the concrete street signs in as those in favor of removing them. Doug said he would address the issue when the new Board was established.

Michael and Susan volunteered to check residents in at the annual meeting.

It was determined that 60 copies would be required of the ballot, the agenda and the draft minutes of last year's meeting. The absentee ballot/proxy will be mailed before the meeting. Jud said he would prepare the ballot and the agenda. Susan, Jud and Rhonda Thomas said they would join Lou and learn click-to-mail procedures at 6:30 on Wednesday at Lou's house.

❖ **Treasurer's Report** – Blas

Blas reported the Anchor Bank account balance was \$33,400.98 as of October 31. 14 checks were written totaling \$6544, mostly for the picnic.

Rhonda Thomas distributed copies of the Budget vs. Actual report.

❖ **Committee Reports**

- **Architectural Committee** – Donna
No report.

- **Covenants Committee** – Blas
Rhonda Thomas distributed copies of the Covenant Violation Reports. She said the community was inspected on October 26 and partially on October 28. Seven notices and one second notice were mailed. 15 violations were resolved.

- **Social Committee** – Ron
Ron thanked Susan and Donna for arriving early at the annual picnic and assisting with equipment setup. Ron also expressed appreciation to Jud and his wife for checking in residents. 182 people attended the event. The caterer agreed to a reduced rate for children. Everyone had a great time!

Ron requested assistance with putting out signs for the upcoming annual community garage sale.

- **Landscape Committee** – Louis
Lou reported the entrance signs to the community had been freshly painted, thanks to Doug.
- **Communication** – Louis
Lou said the resolution of the litigation may be questioned at the annual meeting. Jud responded the resolution to the case was confidential.

A registered sex offender recently purchased a house in the community. The Board discussed their position in notifying residents and concluded the Association had the right to notify, but it was not their duty to do so. The Board discussed that the circumstances were unknown, it was already public information, and the buyer had rights to their privacy.

❖ **Adjournment**

Jud made a motion to adjourn. Ron seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,
Rhonda Thomas