

JUNO ISLES CIVIC ASSOCIATION
February 3, 2014
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, February 3, 2014 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	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Michael Murray	Present	
Chris Williamson	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

❖ **Approve Minutes:** January 6, 2014

Jay made a motion to approve the January 6 minutes as amended. Donna seconded the motion. The minutes were unanimously approved as amended.

❖ **New Business:**

Visit from Seacoast Utilities

Jud said the question was posed at the last Board meeting: What would it really take to convert our community from septic to sewer? Rimm Bishop and Jim Lyons from Seacoast Utilities were present. Lou Vilaro posed the question: Who's decision would it be - Palm Beach County, Juno Isles Community or Seacoast? Rimm said it was the community's decision unless an environmental agency determined water was contaminated by septic fields. Then the agency would impose a septic system and assess each property. Jim shared a handout presentation with the Board members that included two options - a low pressure system and a gravity system.

Jim said a gravity system would require three 50 x 50 feet lift stations (maintained by Seacoast) within the community with 8" pipe laid down the roads and 3" pipe from the

property line to each home. The \$5 million cost may be financed over 30 years by the County or by the Northern Palm Beach County Improvement District.

Jim said low pressure system pipes were smaller. Each homeowner would be responsible for a pump station (4 feet diameter and 4 feet deep) at their house costing around \$30,000. Lower pressure systems are piped in the swale area. Rimm said the Health Department requires a maintenance agreement with a certified company for the individually owned pump stations.

A comprehensive summary of the meeting would be provided to residents in the upcoming newsletter, and the newsletter would be published on the Association website.

Chris arrived at 7:25.

Automatic Garage Door Closer

Lou Vilardo shared information with the Board regarding a device he recently installed that closes the garage in 5 minutes. With the community in mind, Lou asked the vendor if they offered a bulk quantity discount on purchases, and they do. Information regarding the automatic garage door closer will be included in the upcoming newsletter.

Concrete Sign Removal

Jud said the County would remove the concrete street signs if they received a letter requesting it. They will also fill any empty holes resulting from the removal. The County representative said the work would probably be done within a month from the time the letter was written. Blas made a motion to notify the County in writing just before the newsletter goes out. Susan seconded the motion, and the motion was unanimously approved.

Finalize Newsletter Content

Jud said he has newsletter content from the Crime Watch, Architecture and Social committees. He needs articles from the treasurer and Covenants committee. The newsletter must be submitted to the printer by Monday, January 13. Ad rates are \$25 for a business card, \$35 for an oversized business card, \$50 for 1/4 page and \$75 for 1/2 page.

Homework for 2014 Budget Preparation

2014 budget planning will begin at the next meeting on March 3.

❖ **Treasurer's Report** – Blas

Blas reported the balance in the Anchor Bank account was current balance is \$24,575.19.

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

❖ **Committee Reports**

- **Architectural Committee** – Donna
Donna reported fence replacement was approved for 1922 Tudor Road.
- **Covenants Committee** – Blas
Rhonda Thomas distributed copies of the Covenant Violation Reports. She said the community was inspected on January 19 and 22. Seven violation notices were sent. The Board approved extended time for the dumpster at 1939 Ascott since home remodeling is active.
- **Crime Watch** – Doug
Doug reported the recent burglary sounded similar to that which occurred last year. He presented three Crime Watch signs provided by the Palm Beach County Sheriff's office. It was determined the signs could be attached to the existing entrance signs.
- **Social Committee** – Ron
Ron said the annual garage sale would be held on Saturday, March 8. He said he would bring the signs to the next meeting for Board member volunteers to post them.
- **Landscape Committee** – Jay
Jay said he was still waiting for a price on replacing the palm tree. Ron requested a price for solar lighting on the entrance sign for next month's budget discussion.
- **Communication** – Jud
See Finalize Newsletter Content paragraph above.

❖ **Adjournment**

Chris made a motion to adjourn. Susan seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:47 p.m.

Respectfully submitted,
Rhonda Thomas