

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

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, March 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 7:10 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** February 3, 2014

Blas made a motion to approve the February 3 minutes as amended. Michael seconded the motion. The minutes were unanimously approved as amended.

❖ **New Business:**

Susan Seufert, resident at 12955 Drayton Road for 42 years, said she had enjoyed the wonderful woods near her home, but accepted the neighboring new construction. Susan said she was attending the meeting to find out if others were experiencing some of the unpleasant effects the new construction was causing on her home. Susan said the short plastic barrier was not holding back the dirt coming over on her pool, roof, yard and inside the house. She said Toll Bros. visited her and paid for pressure cleaning and offered to pay her for pool service. Susan added that even after the wall was built, the wind blew paint from the new construction project into the pool and it remained on the bottom surface. Toll Bros. told her paint floats and would not agree to resurface the pool. Susan said there were also cracks in the pool deck and broken sprinklers caused by the neighboring project.

Jud said the Association had tried to engage Toll Bros. They viewed the cracks in Jud's pool deck, as well as his neighbor's. Blas said he was not having effect across the street, but his family had been helping a neighbor that was experiencing unpleasant effects on their home. Jud offered for the Board to contact Ed Dicker, the Association attorney, and ask what opportunities exist to address the problems on Juno Isles properties caused by the neighboring new construction. Blas suggested the residents bordering the construction be invited to the meeting with the attorney. Around 5% of the community is affected by the Toll Bros. new construction. Jud said the Board would like to ask the attorney what the Association's role is in this matter. If none, what would the attorney suggest to the bordering residents? Susan requested to be contacted at 626.2909. Jud said he also wanted to know what Toll Bros. landscaping plan was to give privacy to both communities.

Address Crime Watch Signs

There are three new crime watch signs. Doug said he would post one at each entrance to the Juno Isles community.

2014 Budget Preparation

Rhonda Thomas distributed copies of the 2013 Budget vs. Actual report.

Blas recommended the budget remain the same.

Each income and expense item was discussed.

Ron arrived at 8:00.

Blas made a motion to adjust the budget as discussed, resulting in the annual assessment set at \$120. Ron seconded the motion. All were in favor, and the budget was unanimously approved. The Board discussed the allocation of resources for lighting on Ellison Wilson Road in keeping with that of the surrounding area, as well as lighting for the crime watch signs.

❖ **Treasurer's Report** – Blas

Blas reported the balance in the Anchor Bank account was currently \$23,089.66.

He said the annual income tax return was filed, and no tax payment was required.

❖ **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 February 14, 25 and 26. Eight violation notices were sent, including two second notices. Blas said the wrecked vehicle at 12868 Ellison Wilson road should be reported to County Code Enforcement.

- **Crime Watch – Doug**
Doug suggested the Sheriff's patrol be changed from morning to afternoon, based on recent activity. The Board approved for Doug to acquire additional service at his discretion, within the budget allocated for crime watch.
- **Social Committee – Ron**
Ron said the upcoming garage sale was advertised on Craig's list and in the Palm Beach Post and Jupiter Courier newspapers. Four signs were posted at the community entrances. 50 more signs would be distributed by Donna, Susan and Michael.
- **Landscape Committee – Jay**
No report.
- **Communication – Jud**
Jud discussed the creation of a password protected area on the Juno Isles website to communicate news to Juno Isles residents in a forum that would not alert the public. It was decided to continue emailing community crime alerts to residents. Rather than publishing crime alerts on the website, a message would be added to tell residents they must subscribe online to receive Crime Watch information.

Blas said asphalt on Juno Isles Blvd. was cracking, deteriorating and needed to be resurfaced. Jud said he would provide the County contact information to Blas.

Bob Kilday said he thought the Juno Isles community would eventually be part of Juno Beach and that one of the reasons people had been against annexation was that they would be forced to install sewer systems. Bob said he thought the Sea Coast presentation was good, but the Association should see if a presentation by Juno Beach and ENCON would offer different costs. Bob said Juno Beach would provide some other advantages, such as local police protection. Board members agreed the Sea Coast proposal for sewer installations for Juno Isles residents was cost prohibitive. Jud said there had been no calls regarding the sewer issue since the information was published in the newsletter. The presentation by Sea Coast was simply a fact-finding mission, not a move towards installing a sewer system in the community.

❖ **Adjournment**

Blas made a motion to adjourn. Doug seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted,
Rhonda Thomas