

JUNO ISLES CIVIC ASSOCIATION
August 11, 2014
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, August 11, 2014 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:07 p.m. The following Board members were present:

Jay Cannava	Present	
Doug Carpenter		Excused
Blas Contreras	Present	
Susan Czelustra		Excused
Ron Hoehmann	Present	
Jennifer McMillan	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:** July 7, 2014

Jay made a motion to approve the July 7 minutes. Michael seconded the motion. The minutes were unanimously approved.

❖ **New Business:**

▪ **Meet with attorney Ed Dicker about proposed changes to covenants as it pertains to commercial vehicles**

Jud introduced Ed Dicker, the Association's attorney. Ed explained the requirement to present the residents' proposed Covenants amendment to the community. Ed added that the Board could state the proposed amendment was not their recommendation and present an alternate amendment where residents must vote for one or the other. Covenant language was discussed, as well as the aspects that make a vehicle objectionable. Ed said the Association was not required to send proxies. He said if there was no quorum at the annual meeting, the proposed amendment could not pass.

Donna suggested an alternate amendment be written by the Board and presented to the residents. The majority of the Board members agreed, and Jud said he would write an alternate amendment and submit it to Ed for review. Blas Contreras supported the Covenants as is, allowing no commercial vehicles in our neighborhood.

Ed said every association now has fining authority, even if it is not stated in the association's documents. However, the fee cannot be levied by the Board. Ed said the Board must appoint a Fining Committee of three homeowners who are not Board members and who are unrelated to Board members. Ed said the fine is considered a personal judgment, not a lien on the resident's property. He said a fine can be up to \$100 per day, with a \$1000 maximum fine.

Jay suggested the Board consider changing the Covenant passage that allowed a resident to submit a petition for an amendment to the Covenants with only 20 signatures.

- **Address board seats coming up for re-election this term**

Jud advised Board members he would consider serving another term, but may wish to vacate the President's position.

- ❖ **Treasurer's Report** – Blas

Blas reported today's bank balance was \$44,026.81.

- ❖ **Committee Reports**

- **Architectural Committee** – Donna

Donna reported there had been no recent applications.

- **Covenants Committee** – Blas

Rhonda Thomas said the community was inspected on July 23 and 31. Seven violations were reported to Palm Beach County Code Enforcement and five violation notices were sent.

- **Crime Watch** – Doug

No report.

- **Social Committee** – Ron

Ron said he would like to see trees around the Juno Isles signs on Ellison Wilson Road.

- **Landscape Committee** – Jay

Jay said he would consult with a landscaper about appropriate trees to plant near the signs.

- **Communication – Jud**

Jud reminded Board members to submit Committee reports for the newsletter by the next meeting. He added that Bass Pro Shop may soon occupy the empty Carl's Furniture store.

The next meeting was scheduled for September 2.

Michael said he would like to change the Association's document storage from Google Drive to Microsoft's SkyDrive. No one was opposed.

- ❖ **Adjournment**

Donna made a motion to adjourn. Jay seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,
Rhonda Thomas