

JUNO ISLES CIVIC ASSOCIATION
June 1, 2015
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, June 1, 2015 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Blas Contreras 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	Present	
Ron Hoehmann		Excused
Jennifer McMillan	Present	
Michael Murray	Present	
Kevin Ogden	Present	
Chris Williamson		Excused
Jud Whitehorn	Present	
Donna Zoeller		Excused

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

The following homeowners were also present:

Bill and Jill Anderson, 2138 Ascott Road

Wayne and Pam Hatten, 1720 Ardley Road

❖ **Approve Minutes:** May 4, 2015

Jay made a motion to approve the May 4 minutes. Kevin seconded the motion. The minutes were unanimously approved.

❖ Old Business

Review letter for resurfacing of Juno Isles Blvd.

Blas described the disrepair of Juno Isles Blvd. He said the County did not want to refurbish the speed tables. So on behalf of the Association, he and Kevin are requesting the entire road be refurbished. They drafted a letter reminding the County that Juno Isles Blvd. is a county road, and it needs to be resurfaced.

❖ New Business

Entrance Palms Maintenance and Replacement

Jay said Beach Environmental said it looked like the palm trees at the U.S. Hwy 1 entrance to the community experienced a lightning strike.

Kevin talked to Price and they said the palm trees were experiencing root rot, the island was being over-watered, and the sprinkler heads should not be placed at the trunk of the trees. Price offered a quarterly treatment plan for \$105 every 6 months.

Kevin said Doug also had contacts that would offer a quote to replace the trees. It was suggested the trees should not be replaced until after the entrance sign was replaced.

Jud suggested to contact the County and inquire if they have an arborist that would look at the palm trees and make a recommendation.

Architectural Approval and No Building Permit for Roofing Project

Blas said there was a property under roof construction with no County permit on record and no approval by the Architectural Committee. Kevin visited the residents at 1888 Crafton Road, and they said they plan to install concrete tile. Jud said he would verify the County permit.

❖ Treasurer's Report – Jud

Jud reported the bank account balance was \$54,018.82 as of today. Anchor Bank will send second annual assessment invoices to Juno Isles homeowners in the near future. Blas said the second invoice is usually mailed in 60 days.

Wayne said the annual assessment invoices were mailed before homeowners saw the annual budget. Jud said the 2015 budget would soon be published online. He added that the newsletter would be published tomorrow.

❖ Committee Reports

- **Architectural Committee – Donna**
Jay reported in Donna's absence. He said plans at 2138 Ascott were reviewed and approved.
- **Covenants Committee – Susan**
Rhonda Thomas said the community was inspected on May 20 and this morning. 10 notices were sent, including one second notice. 14 violations were resolved. Several properties appear to be under construction and did not have approval by the Architectural Committee. There were also a few properties that had received a second violation notice, and the violation still exists. The Board asked Rhonda to send another notice 'certified, returned receipt.' Boat lift/waterway construction is complete.
- **Crime Watch – Doug**
No report. Kevin said it was reported that a car was broken into (unlocked) and a gun was stolen. A computer and wallet were left in the car.
- **Social Committee – Ron**
No report. Jill Anderson said the fire truck was going way too fast at last year's 4th of July parade.
- **Landscape Committee – Jay**
Jennifer said she and Blas met with Signs of Progress, and they offered a quote for a new entrance sign on Ellison Wilson Road that was well within budget, including flat plastic lettering. Jennifer is researching options and working on the design elements and lettering.
Susan made a motion to move forward with the monument as presented.

Jay said plans were in the County engineering department for approval on wind load for lighting the entrance sign on Ellison Wilson Road.

Jay suggested a property in the community with outstanding landscaping be recognized each quarter. More information will follow next month.

Jud said someone may have a relationship with a company that would offer a landscaping discount to residents, including delivery, in exchange for promotion in the Association newsletter.
- **Communication – Jud**
Jud reported the newsletter layout was done and the newsletter would be completed tomorrow. The date for the annual meeting was scheduled for Thursday, November 19, 2015 and would be included in the newsletter.

- **Vice President Comments - Kevin**

Kevin reported that Ed Dicker, Association attorney, would be requested to prepare the wording for Covenant changes discussed during last month's meeting.

- **Secretary Comments - Michael**

Michael recommended Freedom Voice at a better rate than the current phone service with Grasshopper. The Board agreed.

Wayne Hatten said there was a problem with an oak tree overhanging his property from neighboring 1716 Ardley Road. He said the oak tree was not pruned or hurricane proof. If the tree fell, it would destroy a lot of Wayne's property. He requested a letter from the Association attorney requiring the tree be cut not only at the property line, but to hurricane standards. Blas suggested a certified letter be sent, then give the resident 30 days to comply before taking legal action.

The next meeting was scheduled for July 6.

❖ **Adjournment**

Jud made a motion to adjourn. Jay seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:35 p.m.

Respectfully submitted,
Rhonda Thomas