

JUNO ISLES CIVIC ASSOCIATION
December 7, 2015
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, December 7, 2015 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Blas Contreras called the meeting to order at 7:03 p.m. The following Board members were present:

Jay Cannava		Excused
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
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.

Several homeowners were present and introduced themselves, including recently elected Board member Lou Vilardo. Brad Peebles was also recently elected, absence excused.

❖ **Approve Minutes:** November 2, 2015

Ron made a motion to approve the November 2 minutes. Doug seconded the motion. The minutes were unanimously approved.

❖ **Old Business**

2015 Review - plan, goals, objectives and results

Blas reviewed the following:

- Improvement of Juno Isles Blvd. - Palm Beach County Commissioner Hal Valeche has the ability to set priorities for road construction projects.
- Refurbishment of community entrance signs is in progress.
- The annual budget was completed at the March meeting.
- Assessment invoices were mailed to residents in April.
- Covenants updates were addressed, including meetings with Ed Dicker, Association attorney.

❖ **New Business**

Lou said the agenda for each meeting should be published online, and the approved minutes should be published more promptly.

Susan said she was not allowed in the storage unit several times during the past year because the bill was not paid promptly.

Lou made a motion to seek online billpay. Susan seconded the motion. The motion passed unanimously, and the treasurer will be responsible.

Doug said the residents on Rolling Green were being assessed \$15,000 for the installation of a sewer system, and he had been asked if that could happen in Juno Isles. Board members concurred that at some point the state or county could force the installation of a sewer system throughout the Juno Isles community.

❖ **Committee Reports**

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

Jud arrived at 7:23.

- **Crime Watch** – Doug
Doug reported rates for Sherriff's monthly patrols were increasing, as stated during the annual meeting.
- **Social Committee** – Ron
Ron expressed concern that Santa's arrival at the annual picnic on Saturday scheduled for 1:00 may not happen since there was no volunteer to fill the suit. Susan volunteered. Ron said a deposit had been made with the caterer for the picnic. Jud volunteered to check residents in.

The holiday lights contest was scheduled for December 18 after 7 p.m. Susan agreed to purchase gift cards and Doug said he would put signs out. Jennifer, Michael, Doug, Susan and Jud volunteered to judge the contest and email their top seven choices to Ron.

The annual garage sale was scheduled for Saturday, March 12 with a rain date of Sunday, March 13.

- **Landscape Committee** – Jay
Jennifer reported progress on the community signs project. She said the stucco color was

submitted today. Jennifer said revisions were being made to the medallion, and the sign should be completed by the end of the year.

Doug said Lou and Chris installed holiday lights on the front island. Kevin said Jay offered his truck and labor to light the taller trees. Susan made a motion for Doug to purchase more holiday lights for the front island. Kevin seconded the motion. All were in favor, and the motion passed unanimously.

- **Communication – Jud**

Lou said there were no meeting agendas posted online, and the minutes were published slowly. He spoke with the web master and suggested a redesign would be helpful to enable Board members to publish to the Juno Isles website themselves. Kevin made a motion for the next Communication Chair to research the issue. Susan seconded the motion. All were in favor, and the motion was passed unanimously.

- **Vice President Comments - Kevin**

No comments.

- **Secretary Comments - Michael**

No comments.

- ❖ **Treasurer's Report – Jud**

Jud reported the bank account balance was \$53,870.85 as of December 7. He confirmed that online billpay was available at Anchor Bank and explained it was not preferable to this Board in the past. Jud said he would move forward with online billpay.

Jud said there were 31 outstanding assessments. He said there was a recurring issue with the invoices. They do not include the address of the assessed property, and it has been problematic for non-residents. The Board discussed collection methods and options.

- ❖ **Results of Forum at general meeting - Covenant adjustments**

Kevin said a poll was taken at the annual November meeting for each of the four proposed Covenant changes. The results were as follows:

- architectural review no longer automatically approved after 30 days - opposed
- Board allowed to maintain unkept property - supported
- Board approval of potential buyers - opposed
- buyer required to live in home - mixed response

Lou said what he took away from the annual meeting was to include residents in mid-year workshops. Jennifer suggested the process begin sooner than later, and the Board discussed it.

❖ **Election of Officers**

President:

Susan nominated Lou as President. Jennifer nominated Blas. Lou nominated Jud. Kevin, Blas and Doug declined nomination. Lou and Jud accepted nomination. There were five votes for Lou and four for Jud. Lou was elected President.

Vice President:

Blas nominated Kevin as Vice President. Ron nominated Jud. Kevin was unanimously elected Vice President.

Treasurer:

Ron nominated Jud as Treasurer. Jud was unanimously elected Treasurer.

Secretary:

Lou made a motion to retain Michael as Secretary. Michael was unanimously retained as Secretary.

❖ **Board Appointment of Committees**

- Architectural Committee
Chair – Donna
Members – Brad, Jud
Alternate - Blas
- Covenants Committee
Chair – Susan
Member – Kevin
- Crime Watch
Chair – Doug
Member – Michael
- Social Committee
Chair – Ron
Members – Chris, Jud, Susan
- Landscape Committee
Chair – Blas
Member – Jennifer
- Communication Committee
Chair - Kevin
Members – Jennifer, Jud, Lou

The next meeting was scheduled for January 11.

❖ **New Business by Guests/Home Owners**

Wayne Hatten said he addressed the Board in May regarding a neighboring tree hanging over his property. Wayne said he expected the Board to have the homeowner trimm the tree so it was no longer a nuisance to his property. He said if the Board did not have something done within the next 90 days, he would take legal action. Susan said she would find out if Palm Beach County Code Enforcement would address the issue.

Doug said there was an electrical box on the ground of the front island that was hazardous. Kevin made a motion to approve for Jay to do the repair up to a cost of \$500. Blas seconded the motion. All were in favor, and the motion passed unanimously. Doug said he would contact Jay.

Jud suggested the Board determine Jay's progress with the sign lighting project, acquire any plans and continue the work. Blas said he would contact Jay.

Jim Jackson suggested scheduling workshops to review the Covenants and schedule the 2016 picnic. The Board's relationship with the attorney in regard to the Covenant proposals was discussed. Jim suggested more newsletters be published throughout the year to keep residents more informed.

❖ **Adjournment**

Jud made a motion to adjourn. Susan seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:12 p.m.

Respectfully submitted,
Rhonda Thomas