

JUNO ISLES CIVIC ASSOCIATION
January 11, 2016
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, January 11, 2016 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Lou Vilardo called the meeting to order at 7:05 p.m. The following Board members were present:

Doug Carpenter		Excused
Blas Contreras		Excused
Susan Czelustra	Present	
Ron Hoehmann		Excused
Jennifer McMillan	Present	
Michael Murray		Excused
Kevin Ogden	Present	
Brad Peebles	Present	
Lou Vilardo	Present	
Chris Williamson	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

Homeowners Jim Jackson, Bob Kildea and Wayne Hatten were present.

❖ **Approve Minutes:** December 7, 2015

Donna made a motion to approve the December 7 minutes. Susan seconded the motion. The minutes were unanimously approved.

❖ **Old Business**

Ardley Road complaint re: overhanging trees

Susan said Palm Beach County Code Enforcement inspected the property at 1716 Ardley Road and said bamboo was not regulated. Lou said the Covenants address overhanging vegetation, and a second letter should be sent by Certified mail.

Complaint re: 1964 Ascott Road (auto repair)

Lou said there was an anonymous complaint from a resident that there was possibly an auto repair facility at the above referenced address and asked the Board's observations. Jud said the property was on his daily route to and from work. He said he had observed car repair, but it did not appear to be a business. Susan said she had observed the property every day since the complaint. Susan said she passed by the property at various times of the day and had not seen any business activity. Lou said the Board could:

- a.) do nothing,
- b.) send a polite notification that a complaint had been received, or
- c.) notify the resident aggressively.

Jennifer said the activity there was not bothersome. Most Board members were in favor of gathering more information before taking any action. Lou asked all to observe the property when possible. Investigation will continue, and the matter will be addressed again at the next Board meeting.

Annual picnic debriefing

Deferred in Ron's absence.

Front island holiday lighting debriefing and discussion of next year

Lou thanked Chris, Doug and Jay Cannava for participating in this year's holiday lighting of the front island. For future lighting, Jud suggested LED lights would be more durable and economical. Kevin and Chris volunteered to remove the lighting on Sunday at 9 a.m. Donna asked Jay to use his bucket truck to remove the lights above their reach. It was agreed that the community would again do the front island holiday lighting next year rather than hiring a company to do it.

New signs and solar lighting project discussion, timing, budget, etc.

Jennifer said the new sign was painted and awaiting her approval. She said the medallion had undergone several corrections, and she shared pictures of it. Lou reviewed the cost of the signs and the budgeted amount. He proposed that Jennifer inquire the cost to complete all three signs. Jennifer said when Myers viewed the sign site, landscaping cost was well above the \$1500 budgeted. The positioning of the signs on Ellison Wilson Road were discussed. Lou said there were verbal agreements with the owners of the land where the signs are placed. Several Board members suggested the land owners be contacted to let them know of the plans to install new signs. Jud made a motion to:

- a.) investigate moving the Ellison Wilson signs closer to the sidewalk,
- b.) determine the cost of three signs (as opposed to one), and
- c.) address lighting the signs at a later time.

Jennifer seconded the motion. All were in favor, and the motion passed unanimously.

Discussion of possible Covenant amendments and plans for a community workshop

Lou suggested a workshop should be held in May, at the latest. Jud expressed the importance of the language stating that Covenant enforcement rolled with changes in the law. Otherwise, the Board could find themselves unable to enforce Covenants written many years ago. Susan suggested minimum rental time be increased. Brad reminded everyone that more Covenants increase Board responsibilities and infringe on homeowners' rights. He suggested the Board evaluate the need for changes and consider whether Covenants are enforceable. Jim Jackson

suggested a draft of the annual meeting minutes be published online. Lou reviewed items from the annual meeting to be included in the Covenant amendments workshop. Jennifer suggested acquiring similar documents from other communities as a source of reference. Kevin said the Board should consider discussing an increase in the number of signatures required (20) for a resident to propose a Covenant amendment.

❖ **Treasurer's Report** – Jud

Jud reported the bank account balance was \$47,164.61 as of January 11. He said the picnic and overall expenditures for the year were within budget. Jud said there were 27 assessments yet unpaid. Bank services for annual dues collection were discussed.

❖ **Committee Reports**

▪ **Covenants Committee** – Susan

Rhonda Thomas reported the community was inspected on December 13 and January 2. Seven notices were sent, including a second notice. Six violations were resolved.

▪ **Crime Watch** – Doug

No report.

▪ **Architectural Committee** – Donna

Donna reported the following plans were approved:

2157 Ardley Court - reroof

1921 Ascott Road - replace doors and windows

She expressed concern that the home at 2149 Ardley Court was demolished, and building plans had not been submitted to the committee. Rhonda Thomas was asked to send a notice to the property owners, Jeffrey and Jane Harris, at 100 Fox Hedge Road, Saddle River, NJ 07458 stating building plans must be approved by the Juno Isles Civic Association Architectural Committee.

▪ **Landscape Committee** – Blas

No report.

▪ **Social Committee** – Ron

No report.

▪ **Communication** – Kevin

Kevin reported the web master was drawing up a proposal to republish the Juno Isles website with updated styling that would allow the Board to maintain the site.

Lou suggested a newsletter be published before the May workshop.

❖ **Adjournment**

Jud made a motion to adjourn. Chris seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:25 p.m.

Respectfully submitted,
Rhonda Thomas