

JUNO ISLES CIVIC ASSOCIATION
February 1, 2016
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, February 1, 2016 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Lou Vilardo called the meeting to order at 7:02 p.m. The following Board members were present:

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

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

Five homeowners were present.

❖ **Approve Minutes:** January 11, 2016

Kevin made a motion to approve the January 11 minutes as amended. Susan seconded the motion. The minutes were unanimously approved as amended.

❖ **Old Business**

Annual picnic debriefing

Ron thanked Susan, Jud, Kevin, and Lou for their assistance during the picnic. There was a record turnout! The Board discussed the need for a system to limit the number of servings each individual could acquire and agreed not to issue tickets. It was decided to limit the time of food service from 12 to 3 p.m. and to hold the picnic during the month of December again next year.

New signs project update

Lou contacted Florida Power and Light and shared the plans for the new sign (at the south end of the community on Ellison Wilson Road) with them for their approval. He also

contacted Find about moving the sign (at the north end of the community on Ellison Wilson Road) closer to the sidewalk. Jennifer said the new sign was not yet finalized and that the price for each sign would be the same whether one or three signs were purchased at the same time.

Choose date and venue for Covenant workshop

Lou suggested Oceanview Methodist Church sanctuary as the location for the workshop and that it be held by May. The Board decided to include the workshop with the regular Board meeting on May 2 with the alternate date of May 9. Lou said a newsletter should go to the residents before then. Therefore, Committee chairs should bring articles for the newsletter to the next monthly Board meeting and the letter should be published in March. Lou said he would like to state this is the last printed newsletter, and the next newsletter will be online only. Doug suggested a Facebook page where future letters could be posted. Lou said he had created one, but had not kept it up. A Facebook page would also serve as a place where residents could become members and participate in communications. Membership on the Facebook page would require approval. Doug and Jud agreed to maintain it.

Budget will be discussed at the March monthly meeting.

❖ **Treasurer's Report** – Jud

Jud reported the bank account balance was \$45,222.65 as of February 1. He said there were 22 assessments yet unpaid for 2015, and delinquent notices would be sent to them soon. Jud said 5 properties were consistently late and show no record of foreclosure. Lou suggested legal action be taken to pursue collection on those properties.

Jud recommended a 'You are responsible for the Covenants' document designed for new residents with the following bulleted points:

- 1) Architectural Committee approval of renovations
- 2) rental policy
- 3) meeting times
- 4) annual assessments

It could be communicated to the buyer when an estoppel is requested. Jud said he would create a draft for further discussion.

❖ **Committee Reports**

▪ **Covenants Committee** – Susan

Rhonda Thomas reported the community was inspected on January 23, with follow-ups on January 28 and 31. Nine notices and four second notices were sent. Eight violations were resolved.

Ardley Road complaint re: overhanging trees

Rhonda Thomas sent a second notice to 1716 Ardley Road by Certified Return Receipt mail on January 15. The Board discussed striking the Covenant passage regarding

overhanging foliage. It will be included in the agenda for the May workshop.

Complaint re: 1964 Ascott Road (auto repair)

Susan said she talked to the resident at 1964 Ascott Road, and he insisted he was working on his own cars and jet skis, not conducting business.

- **Crime Watch** – Doug
Doug reported a breakin at the Bluffs.
- **Architectural Committee** – Donna
Donna reported approval of a screen enclosure replacement at 12689 Ellison Wilson Road.
- **Landscape Committee** – Blas
No report.
Lou questioned when the oak trees on the front island and on Ellison Wilson Road were last trimmed. The trees were last trimmed in 2014, and the expense should again be included in the 2016 budget.
- **Social Committee** – Ron
Ron thanked Doug, Mike, Susan, Kevin and Jennifer for judging the holiday lights contest. He said the winners were so excited that they won!

The annual community garage sale will be March 12, with a rain date of March 13. A postcard reminder should be sent to the community 2 weeks in advance of the event.

Ron said the County picnic area must be reserved exactly 2 months prior to the event, and he would phone them in October.
- **Communications** – Kevin
Kevin reported the web master submitted a proposal that should be discussed during the budget meeting.

The next meeting was scheduled for March 7.

❖ **Adjournment**

Ron made a motion to adjourn. Donna seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:43 p.m.

Respectfully submitted,
Rhonda Thomas