

JUNO ISLES CIVIC ASSOCIATION
March 7, 2016
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, March 7, 2016 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Lou Vilardo called the meeting to order at 7:08 p.m. The following Board members were present:

Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra		Excused
Ron Hoehmann		Excused
Jennifer McMillan	Present	
Kevin Ogden	Present	
Brad Peebles		Excused
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.

❖ **Approve Minutes:** February 1, 2016

Donna made a motion to approve the February 1 minutes. Kevin seconded the motion. The minutes were unanimously approved.

❖ **New Business**

Resignation of Michael Murray and discussion of replacement

Lou suggested the Board contact the candidate that received the next highest number of votes during the last annual election. Everyone agreed and Kevin offered to email the election results to Board members.

Trees on Ellison Wilson Road

Lou distributed copies of the agreement between the Juno Isles Civic Association and Palm Beach County regarding oak trees on Ellison Wilson Road. He explained that a resident expressed concern that a tree will lift the sidewalk and damage the driveway and drain field on her property. In addition, the Association received an email from a resident on Universe Blvd. who tripped on a lifted sidewalk on Ellison Wilson Road in October. The resident experienced a run-around as to who was responsible to maintain the sidewalk until Palm Beach County directed her to Juno Isles since an oak tree root had lifted the sidewalk. The

resident was not looking to recover anything, but wanted to notify the responsible party of the problem.

In summary, the 1996 contract that Lou distributed was between Juno Isles Civic Association and Palm Beach County for the County to plant at its expense approximately 32 live oak trees along Ellison Wilson Road. In return, Juno Isles Civic Association would be perpetually responsible for their maintenance, removal and subsequent replacement, as well as the repair of any rights of way damaged by the trees or their roots.

Lou consulted our landscaping contractor about controlling the root growth, and he described the following option:

Cut a trench parallel to the sidewalk and cut the tree roots to prevent them from further pushing up the concrete. There are three risks associated with this procedure:

- 1) The tree could die.
- 2) The detached roots left under the sidewalk will decay possibly creating a void which could cause the sidewalk to sink.
- 3) The tree could fall over.

The landscaper did not feel the amount of roots needing to be cut would pose a significant risk but said he would get a second opinion from an arborist before doing anything.

7:17 Doug arrived.

7:24 Blas arrived.

Lou consulted the Town of Jupiter regarding sidewalk repairs, and they recommended Florida Sidewalk Solutions. The Town of Jupiter doesn't cut tree roots; they just grind down the sidewalk. Sidewalk Solutions stated a sidewalk block can be cut at least two times and offered to come on Monday. A \$500 service call includes five sidewalk cuts. They would walk the length of the Ellison Wilson Road sidewalk, examine and repair five separate blocks. Blas said he received a call recently from Palm Beach County about the sidewalk, and Juno Isles Civic Association must maintain sidewalks damaged by the oak trees. Donna suggested cutting down the trees that are now a problem. Doug said there was a root guard. Lou said the method involved cutting a trench, cutting the tree roots, then installing a root guard.

Jud said a new homeowner recently cut oak trees down on Ellison Wilson Road. He said the homeowner replaced the oak trees with palm trees, and no one noticed. A resident said PolyLevel, a concrete lifting technic, could raise the concrete sidewalk back to the desired level. Lou said the existing separation must be repaired in a timely manner, but other options could be explored going forward. He said the most conservative repair may be around \$1000, around \$1800 to cut tree roots. Jud made a motion to have the sidewalk company make repairs for \$500. Donna seconded the motion. The motion passed. Blas abstained.

Jud suggested meeting with Palm Beach County. Lou said he didn't know if a 20 year old agreement could be renegotiated. He suggested the oak trees be removed or replaced. Doug said there was a reason the community wanted trees. Jennifer said the oak trees could easily be replaced with king palms. Donna said foxtail palms were in front of her house on Ellison Wilson Road.

Lou said even though there was no claim, a report was placed with Plastridge, the Association's insurance company. He said there was question about whether such liability was covered, the policy not clear. Jud said the Association cannot bind the insurance carrier for the agreement with Palm Beach County. Jennifer suggested replacing every other tree, alternating palms with oaks to maintain a consistent look throughout the community. Jud said he didn't think there would be that many sidewalks raised during a given year; no need to start cutting down oak trees. Lou said a second sidewalk repair quote included a service call fee plus an hourly rate, thereby costing more than the Florida Sidewalk Solution quote.

Collect content for the next newsletter

Lou and Kevin agreed to confer about the upcoming community workshop on May 2. Lou reserved the church for the meeting. Lou said he didn't want to include the oak tree matter in the upcoming newsletter. Board members agreed. Lou said the newsletter would include a message announcing that future newsletters will be online and that this will be the last newsletter mailed to all residents. However, if a resident does not have access to a computer, they may contact the Board and a copy of the newsletter will be mailed to them.

2016 Budget and annual dues

The Board discussed anticipated income and expenditures required during this year and created the budget. Blas made a motion to adopt the budget and set the annual assessment at \$130. Jud seconded the motion. All were in favor, and the motion passed unanimously.

Blas left at 9:12.

Bob Kildea questioned the position of the neighboring fence at 2043 Ascott Road with the new property owner. Lou said the new property owner would move the fence about 20 feet, as legally agreed upon with the previous homeowner.

❖ Committee Reports

- **Covenants Committee** – Susan
Rhonda Thomas reported the community was inspected on February 12 and 26. Twelve notices were sent. Sixteen violations were resolved.
- **Crime Watch** – Doug
No report.
- **Architectural Committee** – Donna
Donna reported approval of a fence at both 2043 Ascott Road and 12868 Ellison Wilson Road. The property owner for 2149 Ardley Court resubmitted house plans with appropriate setbacks, and the plans were approved.
- **Landscape Committee** – Blas
No report.

- **Social Committee** – Ron
No report.
- **Communications** – Kevin
No report.

The next meeting was scheduled for April 4.

❖ **Adjournment**

Kevin made a motion to adjourn. Lou seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:30 p.m.

Respectfully submitted,
Rhonda Thomas