

JUNO ISLES CIVIC ASSOCIATION
May 2, 2016
COMMUNITY WORKSHOP

A community workshop was held on Monday, May 2, 2016 at Oceanview United Methodist Church, 701 Ocean Drive, Juno Beach.

❖ **Roll Call and Call to Order:**

President Lou Vilardo called the meeting to order at 7:00 p.m. The following Board members were present:

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

Lou explained the intention of the meeting was to hold a workshop to discuss proposed changes to the Juno Isles Covenants and that no changes to the Covenants would be made. He said the results of the workshop discussion would determine proposed Covenants changes to be presented at the annual homeowners meeting in November. The Board selected the following proposed Covenant changes for discussion:

❖ **1. include a clause to align JICA Covenants with current Florida statutory law**

There was no discussion.

❖ **2. impose a fee for variance requests**

Lou explained it cost the Association around \$200 to hear the last variance request. He said a variance request did not occur very often, but it is not fair for all homeowners to bear the cost. Jim Jackson questioned what the fee amount would be. Lou replied that an amount had not been determined, but there would be a set fee reflecting the cost, not a variable amount. Wayne Hatten questioned the value of filing a Covenant change, considering the cost. Lou explained there was a single filing fee, regardless of how many Covenant changes there were. He said this change would not be proposed alone. It would be included only if there were other changes being filed.

Ron arrived at 7:15.

❖ **3. vary the current 30-day minimum requirement for a rental**

Melinda Ogden said a long-term renter could sub-rent. Mary Ann Martin suggested it didn't matter how many days the Covenants stated as a minimum, it could easily be violated. Bruce Wyman suggested the implementation of an application process. Lou said when that was proposed at the last homeowners' meeting, it was strongly opposed. On what basis is an applicant rejected? Susan said there was no avenue to monitor when renters arrive and leave. Chris Cox suggested the Board find out from a management company what the cost would be to process a registration before a property is sold or leased, giving the Association the opportunity to make sure the incoming party is aware there is an association and covenants. Jud said the current 30-days is simply a deterrent, it is not intended to police renters. He suggested if the minimum number of rental days were raised, it may create a greater deterrent. Wayne Hatten suggested a one-time-per-year rental may be a solution. Mary Ann Martin suggested a message be added to the community signs stating there is an association and covenants. Jennifer said she would like to see a link to a welcome package added to the Juno Isles website. Various living scenarios were discussed, as well as appearances of rental properties. In summary, it was determined setting a time limit was not going to make much of a difference. The following options were suggested:

- a) put some mechanism (registration, application) in place to make the Association aware of any lease/purchase.
 - b) limit the number of rentals per year.
 - c) hire a management company to handle each lease issue.
 - d) use fining authority when rental is not in compliance.
- Fining was discussed.

❖ **4. allow the Association to maintain aesthetics of unkept property**

Lou said with responsibility came liability. Jud suggested it be limited to mowing the lawn. Wayne Hatten said even though you'd like to help your neighbor, you could be liable once you set foot on their property. He suggested the Covenants be adjusted to allow a homeowner to be taken to court and forced to maintain their property.

❖ **5. remove the language addressing overhanging trees**

Lou said vegetation on property lines was going to overhang, and vegetation was sometime intentionally planted there for privacy purposes. A resident said the language should be kept, adding it was costing them a lot of money to trim their neighbor's tree off their property. Wayne Hatten said neighbors should not be responsible for neglect; he was in favor of keeping the language. Jud said foliage abundantly encroached on neighboring property throughout the community making it tricky for the Board to enforce, creating selective enforcement. Wayne Hatten said the Board should enforce the Covenants and do what they

volunteered to do. Lou replied it was very difficult for the Board to enforce the Covenants without fining authority.

❖ **6. tighten the language for corporate ownership of property**

Lou explained the concern for absentee corporate ownership, preferring residential owners. Blas said sober homes were established in neighboring communities, creating unrest in residential areas and reducing property values. He suggested buyers be required to register with the Association with no approval process. Wayne questioned the value of registration. Blas said he thought it would discourage corporate buyers. Chris Cox said buyer registration would make the purchaser aware of the Association and the Covenants and discourage bad activity. Mary Ann Martin said property could change ownership without purchase (inheritance). Jennifer said she would like to hear what real estate professionals suggest to make the Association aware of who is coming and going in the community. Bruce Wyman said it was a matter of networking with people and gave an example of an experience he had. In summary, Covenants Paragraph XX should be amended per the document distributed at the meeting, and the Board will consider various recommendations regarding registration. Lou clarified that the Board would never discuss measures to bar sober houses. The Board's position was to maintain residential quality of the community.

Lou opened the floor for suggestions for either adding to or removing from the Covenants. There were no suggestions. Jim Jackson asked what the plan was for moving forward. Lou responded that the minutes from this meeting would be posted on the website. Residents' suggestions would be discussed at the public Board meetings and everyone was welcome to attend. He said the Board would do their best to balance their views along with everyone present and ultimately present Covenant changes to be voted upon at the annual meeting in November. The next Board meeting is Tuesday, June 7 in Fellowship Hall at 7:00 p.m.

Mary Ann Martin said steel roofs were presented to the Board many years ago and rejected. Lou said materials were different when the Covenants were developed than they are now and asked Mary Anne to acquire information regarding steel roofs and share it with the Board.

Lou thanked residents for attending and promised the Board would sincerely take their contributions into consideration. The workshop closed at 8:26 p.m.

Respectfully submitted,
Rhonda Thomas