

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

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, June 7, 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 7:05 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** May 2, 2016

Kevin made a motion to approve the May 2 Board of Directors Meeting minutes. Blas seconded the motion. All were in favor, and the minutes were unanimously approved.

Kevin made a motion to approve the May 2 Community Workshop minutes as amended. Blas seconded the motion. All were in favor, and the minutes were unanimously approved as amended.

❖ **Treasurer's Report**

Lou reported the following in Jud's absence. The current balance at Valley National Bank is \$45,403.85 and at Anchor Bank is \$5,744.64, totaling \$51,148.49. Around 51% of the homeowners have paid the annual assessment, and deposits have been steady thus far. The Anchor bank account will be closed after all outstanding checks have cleared.

❖ **Old Business**

Update on new signs

Lou announced the presence of a new sign at the main entrance to the community on U.S. Hwy 1 and thanked Jennifer for her fine work on the project. Jennifer said she contacted the sign company, and they said two signs on Ellison Wilson Road will proceed as planned. Lou said permitting was required. Jennifer asked Blas to continue the sign project, picking up with permit requirements. He agreed. Raising the entrance sign about 12 inches higher was discussed. Lou said a light was installed on the new sign.

❖ New Business

Roofing materials

Mary Ann Martin shared information regarding stone coated steel panel roofing materials. She submitted proposed wording for an amendment to Covenants Paragraph V. Wayne Hatten expressed concern for the longevity of metal roofs given their proximity to water and exposure to salt air, promoting rust. Blas offered to inquire with Toll Brothers, a local builder, and ask their basis for installing only cement tile roofs. Mary Ann agreed to investigate the affects of salt on the metal roofs. Lou said the Board was interested in the prospect of an amendment of this nature, but Mary Ann was free to persue an amendment with a petition. The topic was tabled until the next meeting.

1716 Ardley Road tree overhanging neighboring property

Donna said when she and Susan visited the neighboring property, they found only a few branches were overhanging. The branches were very high and insignificant, not a problem. Wayne Hatten said the homeowner was responsible for vegetation on power lines between the transformer and the house, and that was where the overhang occurred. Brad said he did not support pursuing the issue and was in favor of waiting until Florida Power and Light trimmed. Blas made a motion to ask the attorney to respond to the homeowners' email to the effect that since Florida Power and Light would not trim at this time, the overhanging tree issue remained the responsibility of the homeowner. Kevin seconded the motion. Four were in favor, two were opposed, and the motion passed. Wayne suggested the Covenants be amended to state the Board should take action regarding overhanging vegetation only if there was a complaint by a neighbor. Otherwise, it was not a problem. Brad volunteered to research alternate language to the Covenants to address overhanging trees. The association attorney will be consulted in regard to changing the Covenants to address overhanging foliage only when a resident requests the Board to act upon the issue.

Review of community covenant meeting and discussion of proposed amendments

- 1) All were in favor of aligning Juno Isles Covenants with current Florida statutory law.
- 2) All were in favor of imposing a \$200 fee for a property owner to submit a variance request.
- 3) Most were in favor of keeping the 30-day minimum requirement for a rental.
- 4) Board members had mixed ideas regarding maintaining asthetics of unkept property. Lou said he would seek clarification and review the language in other homeowner association's documents regarding the matter. The topic was tabled until the next meeting.
- 5) Some were in favor of striking the language addressing overhanging trees. No one was in

favor of keeping the language as is. Lou said he would discuss with the association attorney the viability of amending the Covenants such that the Board would address overhanging vegetation only when there was a complaint.

6) One was in favor of pursuing buyer registration, five were opposed.

Review of new website proposals

Kevin shared four proposals, and the topic was tabled until the next meeting.

❖ **Committee Reports**

- **Covenants Committee** - Susan

Rhonda Thomas reported the community was inspected on May 13 and 24. Nine notices were sent.

- **Crime Watch** – Doug

Lou reported the following in Doug's absence. The person committing recent car burglaries in the community is now in Palm Beach County jail. Residents have recently reported pet cats missing or killed. An email was sent to warn the community about the presence of a bobcat.

- **Architectural Committee** – Donna

Donna reported construction of a pool was approved at 1600 Bowood Road.

- **Landscape Committee** – Blas

No report.

- **Social Committee** – Ron (prep for July 4 parade)

No report.

- **Communications** – Kevin

Reported above.

The next meeting was scheduled for Tuesday, July 12.

❖ **Adjournment**

Donna made a motion to adjourn. Blas seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:13 p.m.

Respectfully submitted,
Rhonda Thomas