

JUNO ISLES CIVIC ASSOCIATION
July 12, 2016
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, July 12, 2016 at Oceanview United Methodist Church, 701 Ocean Drive, Juno Beach.

❖ **Roll Call and Call to Order:**

Vice-president Kevin Ogden called the meeting to order at 7:06 p.m. The following Board members were present:

Doug Carpenter	Present	
Blas Contreras		Excused
Susan Czelustra	Present	
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Kevin Ogden	Present	
Brad Peebles	Present	
Lou Vilardo		Excused
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:** June 7, 2016

Brad made a motion to approve the June 7 Board of Directors Meeting minutes as amended. Donna seconded the motion. All were in favor, and the minutes were unanimously approved as amended.

❖ **Old Business**

Proposed covenant amendments

1) Corporate ownership

Jud said the Board's reason for making a change should be made clear to homeowners. Jennifer said the origin of the change was to address multiple unrelated people living in a single household, subdividing the home. Kevin added residents should not feel restricted from renting their houses. Susan pointed out the Board must be able to enforce whatever is put into the Covenants. The Board cannot go inside a home, limiting enforcement. Brad suggested proposing a change to state legislation. Jud said the language would simply be a deterrent, not enforceable. Jennifer suggested a tab on the website defining the objective of the community, as well as a link to Palm Beach County residential code enforcement. Kevin

made a motion to ask the Association attorney to draft language for the Covenants regarding corporate ownership. The motion passed by majority vote with one member abstaining.

2) Metal roofs

Kevin read Lou's message as follows:

I contacted Decra, the manufacturer of the stone coated roofing that Mary Ann Martin presented at the last meeting. The rep assured me the material was guaranteed free of rust and corrosion for 20 years. They have many seaside installations. I feel confident we can allow stone coated roofing without creating problems in the future.

Lou suggested the Covenants amendment state roofing materials would be allowed that were designed to look like cement tiles that meet or exceed the specifications of the stone coated metal roofing materials manufactured by Decra, subject to approval by the architectural committee.

Board members discussed alternatives to a specific vendor. Brad volunteered to see if there were ASTM (American Society for Testing and Materials) standards. Jud was in favor of offering homeowners a more durable alternative to cement tile. Susan reminded everyone the specification of roofing materials in the Covenants was about maintaining visual standards throughout the community.

3) Overhanging trees

a) Brad suggested the Covenants be aligned with Florida Case Law to the affect that if the tree is healthy, the property owner is not required to cut it, but the adjacent property owner can cut the tree back to the property line. If the tree is not healthy, it is the property owner's responsibility.

b) Strike text altogether.

c) The Board may consider action only when a homeowner brings an issue before the Board.

Brad volunteered to review Palm Beach County code to see if the issue was addressed.

The Board voted not to support option c) and fully supported option b) with further discussion

to replace the language at the next meeting.

Update on overhanging tree issue at 1716 Ardley Road

Kevin gave a brief history of the situation. The resident had not responded to the most recent letter from the Association attorney. Kevin said the Board had the following options:

1) legal action

2) mediation

3) issue a fine

4) deny homeowner access to the annual picnic

Donna suggested hiring a tree trimmer and have the tree cut. Jud said the Board had no authority to do that and was required to work within the Covenants. The Board voted to seek legal guidance, given the efforts already put forth and the positions of the homeowner, the plaintiff and the Board.

❖ **New Business**

Juno Isles website re-design

Kevin summarized four proposals previously shared with the Board. All providers proposed to use WordPress development platform designed to allow a Board member to easily make updates to the website. The first two proposals did not include a password protected area since it was not requested at the time. Kevin said the current site was launched in 2009 and appears outdated.

- 1) Current provider, Web Design of Palm Beach, proposed complete re-design with 10-15 pages at \$1250.
- 2) Residents Steve & Audra Hoover offered a premium option at \$2000 and a basic option at \$1500. The premium option included more design choices.
- 3) Admed, a national firm, proposed \$4000.
- 4) Granite Design Studios

Jennifer suggested Board members review sample websites from each of the providers. She pointed out the provider would not design alone, but require input from the Board. Ron expressed consideration for the cost of ongoing updates and suggested getting a proposal from the current provider to add a password protected area to the current site. Jud said if homeowners could pay their annual dues online, it would reduce outstanding balances owed the Association. He added the site should provide a centralized place for homeowner email addresses, allowing communications specifically to homeowners. The Board voted in favor of eliminating the highest proposal and requesting providers to revise their proposals to include ecommerce and a password protected area.

❖ **Treasurer's Report**

Jud reported the current balance at Valley National Bank was \$51,000.18. The 2015 tax return had been filed. Jud said all outstanding checks had cleared the Anchor bank account, and it would soon be closed. Around 96 homeowners had not yet paid the annual assessment. Jud said he would send them second notices.

❖ **Committee Reports**

▪ **Covenants Committee** - Susan

No report.

▪ **Crime Watch** – Doug

Doug reported a patrol had been added this month due to burglaries. He expressed the need for 'No Solicitation' signs that compliment the new entrance signs. Doug said he noticed frequent solicitations recently and requested vendors receive a notice against that activity. He suggested further discussion at the next meeting regarding registration of regular lawn/tree service vehicles, entrance surveillance cameras, and a Community Facebook account.

- **Architectural Committee** – Donna
Donna reported approval of a pool at 1821 Ascott Road and a fence at 1682 Juno Isles Blvd.
- **Landscape Committee** – Blas
No report.
- **Social Committee** – Ron
Ron thanked Board members for their help to make the July 4th event successful. The annual picnic was scheduled for December 10.
- **Communications** – Kevin
Reported above.

The next meeting was scheduled for Tuesday, August 2.

❖ **Adjournment**

Donna made a motion to adjourn. Doug seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:10 p.m.

Respectfully submitted,
Rhonda Thomas