

JUNO ISLES CIVIC ASSOCIATION
September 6, 2016
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, September 6, 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 7:04 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** July 12, 2016 and August 2, 2016

Brad made a motion to approve the July 12 Board of Directors meeting minutes. Donna seconded the motion. All were in favor, and the minutes were unanimously approved.

Brad made a motion to approve the August 2 Board of Directors meeting minutes. Jud seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ **Old Business**

Susan arrived at 7:11 p.m.

Discussion of sign on FPL property

Lou said he contacted Florida Power and Light and was told there was no relief for the required \$700 annual insurance fee to place a Juno Isles entrance sign on their property on Ellison Wilson Road. Blas made a motion to approve the insurance fee for one year. Ron seconded the motion. Donna abstained. The motion passed. Blas offered to ask a personal attorney to pursue discussion with FPL regarding the matter.

Final review of Covenant amendment mailing

- 1) Align Juno Isles Covenants with current Florida statutory law.
- 2) Allow roofing materials to be cement tile or stone coated metal tile having the appearance of cement tile.
- 3) Impose a \$200 fee for a property owner to submit a variance request.
- 4) Stipulate residence for corporate ownership.
- 5) Remove the language regarding overhanging trees and shrubs.

Lou said he planned to mail proposed amendments to residents around September 20.

❖ **Treasurer's Report**

Kevin arrived at 7:32 p.m.

Jud discussed legal action (New Collection Account Ledger) to pursue 4 homeowners who have been delinquent in paying the Juno Isles homeowners annual assessment for around 6 years. The process starts with a lein, then moves forward with foreclosure. The Association can file a complaint, including documents and ledgers showing their efforts to collect and amounts due. Lou suggested a letter first be sent from the Association attorney stating the intention to lein, describing the foreclosure procedure, including attorney's fees, requiring the homeowner to act within 30 days. Blas made a motion to ask the Association attorney to send a certified letter to the homeowners with long standing delinquent assessments. Brad seconded the motion. All were in favor and the motion passed unanimously.

Jud reported the current balance at Valley National Bank is \$55,030.69. The Anchor Bank account has been closed. He said around 80 homeowners had not yet paid the 2016 annual assessment, including 7 with past due amounts prior to 2016 and 4 with assessments around 6 years past due.

Lou said the time required to send second notices and track outstanding collections was a lot to ask of a volunteer Board member and suggested asking Rhonda Thomas to perform the tasks.

❖ **Committee Reports**

▪ **Communications – Kevin**

Kevin said the Communications Committee needed to meet and discuss website design. Lou said he spoke with the current web provider and discovered there was a new, more user friendly mail server now available. The provider also offered to add a secure area to the website where confidential community information could be shared with only Juno Isles residents who log in.

▪ **Covenants Committee - Susan**

Rhonda Thomas reported the community was inspected on August 16. Six violations were resolved. 17 notices were sent, including two Certified Return Receipt.

Lou spoke in regard to the unresolved issue regarding a tree overhanging adjacent property on Ardley Road. He said the Board had authority to cut the tree at the expense of the owner. Susan expressed concern for spending the Board's limited resources and that the action may set a precedence. Lou reminded the Board a committee could be established to fine residents that do not comply with the Covenants.

▪ **Social Committee – Ron**

Ron reported his efforts to secure a picnic pavilion for December 3. Brad made a motion to pay the \$100 upcharge that would allow Ron to reserve the pavilion early, for a total expenditure of \$264. Blas seconded the motion. All were in favor, and the motion passed unanimously.

▪ **Crime Watch – Doug**

Doug reported thieves involved in recent burglaries had been apprehended. He said the Sheriff's office had been tremendous in communicating with him, and the number of thefts should be reduced.

▪ **Landscape Committee – Blas**

No report.

▪ **Architectural Committee – Donna**

Donna reported the following plans were approved:

- fence at 1710 Ardley Road
- roof at 1982 Ardley Road
- generator at 2149 Ardley Road

The next meeting was scheduled for Tuesday, October 4.

❖ **Adjournment**

Susan made a motion to adjourn. Blas seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:35 p.m.

Respectfully submitted,
Rhonda Thomas