

JUNO ISLES CIVIC ASSOCIATION
May 1, 2018
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, May 1, 2018 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 7:15 p.m. The following Board members were present:

Blas Contreras	Present	
Susan Czelustra	Present	
Ron Dykes	Present	
Ron Hoehmann		Excused
Steve Karlson	Present	
Jennifer McMillan	Present	
Kevin Ogden	Present	
Tim Reeve	Present	
Amanda Sweetz		Unexcused
Lou Vilardo	Present	
Jud Whitehorn	Present	

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

Several Juno Isles residents were present.

❖ **Approve Minutes:** April 3, 2018

Tim made a motion to approve the April 3 Board of Directors meeting minutes. Blas seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ **Old Business**

Update on Proposed U.S. Hwy 1 Development

Lou said there was a meeting of the Board of County Commissioners scheduled for May 2 (tomorrow) at 9:30 a.m. at 301 North Olive Avenue, West Palm Beach. Charlie Hollings, resident of 2084 Radnor Road, said the property was approved for 8 units per acre and a 3-story building. He said work force housing was proposed for 220 units. Charlie said the developer was asking to increase density to 12 units per acre, not to exceed 250 units. He

said residents near the property were asking the Commission to abide by the County's Future Land Use Element (8 units per acre).

FPL Property Sign Update

Blas said the sign permit application was submitted to the Town of Juno Beach. He said the permit was denied based on the fact that it was an off premise sign. Blas said he would talk to Frank in the Juno Beach building department. He added that the existing sign was acceptable.

Update on Covenant Revitalization

Lou said the entire 67 pages had to be mailed to each resident. He said the envelopes had been stuffed, including a return envelope for the residents to return the form with their signature accepting the revitalization. Lou said \$1400 had been spent, and the mailing would cost \$759, totaling \$2200 that was not budgeted. However, the following changes would help offset the expenses. Lou said the attorney's fees for the Covenant Revitalization would be approximately \$1500 less than budgeted. Also, the Sheriff's office reduced the price increase expected for patrols. Lou, Kevin and Susan volunteered to stamp and mail the envelopes on Saturday morning.

❖ New Business

Possible Setback Violation at 1844 Ascott Road

Lou said there was a variance hearing last year for setback violations at 1844 Ascott. Neighbors were present. A variance from 30 to 25 feet for the garage was granted. A rear corner setback to 7.5 feet was also granted due to the odd shape of the lot. New plans were requested reflecting the two variances. The plans received, dated June 25, 2017, did not show setbacks and were not signed. However, a letter from the Architecture Committee chair dated August 10, 2017 stated the plans were approved. A recently acquired survey of the property showed a 28.5 foot setback that should have been 30 feet. The question was whether to accept the 1.5 foot setback violation or require a variance hearing.

Blas recommended the Board take no action. Jennifer recalled the third variance was denied. She said it was her neighbor, and she had repeatedly asked to see the plans. The residents at 1857 Ascott Road, across the street from the property, asked if the building setback would affect the neighbor on that side of the property. Blas said he spoke to the neighbor, and they were okay with it. Linda Collie, resident of 1873 Ascott Road, recalled the variances discussed at last year's meeting were for the existing house, not for the new house plans. Blas said the locations of the A/C unit and the septic system were yet unknown.

Kevin said the variances granted were for two setbacks, not for the 1.5 feet. Lou said the letter from the architecture committee chair stated the plans were approved. According to the plans, the left side was indeed 5 feet further back than the garage. Ascott's road curved, causing the left side to be 1.5 feet over the required setback. Kevin moved to tell the owner existing construction was in violation, and they either had to change their construction plans

or apply for a 1.5 foot variance. Steve seconded the motion. Four were in favor, five were opposed, and the motion did not pass.

Blas made a motion to accept the plans based on the odd shape of the lot, the violation resulted from the curve in the road, and the letter stating the plans were approved. Five were in favor, and the setbacks were accepted. Jud added that if the road was straight, the plans would have met setback requirements. Therefore, the Board would not have been able to object.

Prepare for May 10 Variance Hearing for Isles Circle

Lou said a setback variance for the garage of five feet was requested. A written request and a check had been received. He urged everyone to attend the upcoming hearing. Lou added the neighbor adjacent to the house requesting the variance had requested to review the plans before the hearing.

❖ **Treasurer's Report**

Kevin reported the current balance at Valley National Bank was \$83,935. He said 242 dues payments had been received. Kevin thanked Lou and Jud for their assistance processing the deposits. Kevin said of 347 homes, 95 dues were yet unpaid, around 30%. Lou suggested he send an email stating second notices would be sent in 10 days. He added to wait 30 days before sending the second notices.

❖ **Committee Reports**

- **Architectural Committee** – Blas
Blas reported above.
- **Covenants Committee** – Susan
Rhonda Thomas reported the community was inspected on April 13 and 28. Four violation notices were sent, four second notices were sent certified returned receipt, and 23 violations were resolved. She consulted with the Board about sending several second notices.
- **Social Committee** – Ron Hoehmann
No report.
- **Crime Watch** – Lou
Lou reported there may have been a bank robbery at TD Bank, and a coyote destroyed a pet on Radnor Road.

- **Landscape Committee** – Blas
Blas reported everything on the front island looked good. Lou recommended Blas purchase a spare 3 x 5 flag to be kept on hand.
- **Communications** – Kevin
Reported all was well.

The next meeting was scheduled for Tuesday, June 5.

❖ **Adjournment**

Kevin made a motion to adjourn. Jud seconded the motion. All were in favor, and the meeting adjourned at 8:59 p.m.

Respectfully submitted,
Rhonda Thomas