

JUNO ISLES CIVIC ASSOCIATION
September 11, 2018
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, September 11, 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 7:05 p.m. The following Board members were present:

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

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

❖ **Approve Minutes:** July 10, 2018

Tim made a motion to approve the July 10 Board of Directors meeting minutes. Steve seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ **Old Business**

FPL Property Sign Update

Lou said he phoned the Juno Beach Town Manager Joe Labella, but had not yet spoken to him. Lou said he would continue efforts to speak with Joe regarding the Juno Isles sign on FPL property.

Amanda Sweetz was present and expressed an interest in re-joining the Board. Lou made a motion to reinstate Amanda. Steve seconded the motion. All were in favor, and Amanda was reinstated with the understanding that she must give notification when unable to attend a Board meeting.

❖ **New Business**

Consideration of Estoppel Fee Increase

Lou said the \$50 estoppel fee had not been increased in at least 10 years. Estoppel fees in comparable communities are \$150-\$200. Board members agreed that \$100 would be a reasonable fee and still below market. Lou made a motion to increase the estoppel fee from \$50 to \$100, with a fee of \$150 if the estoppel request is received 10 days or less before closing. Steve seconded the motion. All were in favor, and the motion passed unanimously.

Bruce Wyman said new residents of property on the water often did not realize there is a Juno Isles Boat Owners' Association they may join. Kevin offered to notify Bruce when estoppel requests were received if he would provide a list of property addresses on the water.

Ron Hoehmann joined the meeting at 7:20 p.m.

Consideration of Notification of Sex Offenders

Lou received an email requesting a list of sex offenders in the community. There are none now, but there have been in the past, and there may be in the future. Lou asked if the Board wished to use the Juno Isles email system to notify residents to make them aware there was a sex offender in the community. Amanda questioned the source of information and validity of the source. Susan suggested links to sex offender information be posted on the Juno Isles website for residents to follow and view themselves. Amanda said websites also offer a way to register to receive notifications. She agreed to share the information with Lou.

Lou expressed the following concerns:

- a. posting outdated information
- b. posting someone that was no longer a resident
- c. not posting a resident that should have been posted
- d. selective posting

By a show of hands, the Board voted on the following options:

post information on the Juno Isles website with no direct link	yes
post on public or residents-only area of website	public
email the community advising them of the new post	no

Select Date for Variance Hearing

Lou said the resident at 12864 Barrow Road requested a fence variance. The variance hearing was scheduled for Tuesday, October 2 at 6:30 p.m. preceding the next regular monthly Board meeting.

Select Date for Annual Meeting

The annual meeting was scheduled for Thursday, November 15.

❖ **Treasurer's Report**

Kevin reported the current balance at Valley National Bank was \$78,267.34. He said 24 annual assessments were still due, that's 7% of homeowners. Rhonda Thomas was asked to

send third notices for outstanding assessments. Lou said he would provide the calculated delinquent fees.

❖ **Committee Reports**

- **Architectural Committee** – Blas
Blas told Lou there was no activity to report.
- **Covenants Committee** – Susan
Susan reported bamboo hanging over the sidewalk on Longford Road at the corner of Juno Isles Blvd. It was suggested she report the issue to County Code Enforcement.

Rhonda Thomas reported the community was inspected on July 7, July 27, August 14 and 25. 21 violation notices were issued in July and 10 in August. 50 violations were resolved during the months of July and August. Rhonda presented several persistent violations, and the Board advised what the next steps should be.

- **Social Committee** – Ron Hoehmann
Ron said there was no activity to report.
- **Crime Watch** – Lou
Lou reported a series of auto break-ins and said the Palm Beach County Sheriff's department made some arrests.

Jennifer left the meeting at 7:55 p.m.

- **Landscape Committee** – Blas
Lou questioned when the oaks on Ellison Wilson Road were last trimmed.
- **Communications** – Kevin
Kevin said there was no activity to report.

Bruce Wyman with the Juno Isles Boat Owners' Association addressed the Board. He said when the new community developed to the north of Juno Isles, both parties failed to gain access to the lake. Now there is limited access. Bruce requested the Association assist with the expense of the annual salt water treatment. Susan said she felt homeowners who did not live on the lake or have access to it should be required to bare the expense of maintaining it. Ron suggested the BOA impose an annual assessment for property owners on the water. The fee to join the Boat Owners' Association is \$5000. Bruce said if a stock certificate was not exchanged within 90 days, it was closed.

The next meeting was scheduled for Tuesday, October 2.

❖ **Adjournment**

Susan made a motion to adjourn. Ron seconded the motion. All were in favor, and the meeting adjourned at 8:45 p.m.

Respectfully submitted,
Rhonda Thomas