

JUNO ISLES CIVIC ASSOCIATION, INC.
November 16, 2017
ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Juno Isles Civic Association members was held on Thursday, November 16, 2017 at Ocean View Methodist Church, 701 Ocean Drive, Juno Beach, Florida.

- **Roll Call, Call to Order and Certification of Quorum**

President Lou Vilardo called the meeting to order at 7:15 p.m. Doug Carpenter made a motion to waive roll call. Steve Karlson seconded the motion. All were in favor, and roll call was unanimously waived. The Bylaws requirement that 10 % of the 336 homeowners be present for a quorum was met, including absentee ballots.

The following Board members were present:

Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Kevin Ogden	Present	
Lou Vilardo	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

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

- **Proof of Notice of the Meeting or Waiver of Notice**

Lou confirmed that notices for the Annual Meeting, as well as proposed Covenant changes, were mailed to homeowners at the beginning of October, thereby meeting the notice requirement.

- **Approval of Minutes from 2016 Annual Meeting**

Steve Karlson made a motion to approve the minutes from the November 17, 2016 Annual Meeting. Amanda Sweetz seconded the motion. All were in favor, and the minutes were unanimously approved.

- **Proposed Development of North Palm Plaza**

Lou said a residential rental development was proposed for 300 apartments at the corner of Juno Road and U.S. Hwy 1. He said the developer was asking to place two to three times the number of homes as normally permitted, with limited setbacks. Lou added that Palm Beach County requires new residential development to include workforce housing. (not the developer's choice) He explained that it was not low-income housing. Lou said he planned to attend the hearing on January 5, 2018 at 9:00 a.m. at County Planning and Zoning on Jog Road. He said residents would not receive a notice about the meeting from the County since Juno Isles was not within 500 feet of the development. Lou expressed concern regarding the high density proposed. He said he would keep residents informed as plans developed and encouraged homeowners to stay informed by joining the email group on the Juno Isles website.

Bruce Wyman said he found it unusual that Bass Pro Shop bought the property across the street from North Palm Plaza, but it was yet undeveloped. Jud said he talked with the Bass Pro Shop attorney for an update. Their attorney said Bass Pro Shop still owned the property, but the project was stalled.

- **President's Report**

Lou said Doug Carpenter served on the Crime Watch Committee, but resigned from the Board. He said there had been a number of auto break-ins and a few thefts. Lou said break-ins usually spiked during the summer months, but this past summer had probably been the quietest he recalled. Lou explained how the paid community patrols worked, with time split between traffic patrol on Ellison Wilson Road and patrol throughout the community. He said the number of patrols per month were increased during the summer, when more residents were away from home.

Lou discussed the street lighting project. He said Florida Power and Light could attach a light to the pole in front of a house for a fee of around \$15 per month. Unfortunately, it took about nine months for an FPL engineer to respond to Lou's inquiry. The engineer said FPL would only put lights over the sidewalk, not over the street, so the lights would not provide preferred illumination.

Lou presented the challenges met by the Juno Isles Civic Association. He said residents agreed to abide by the Covenants, and there were not a lot of restrictions. Lou said the Board tried to be responsive to residents' concerns. However, with no fining authority, the Board's job was more difficult since the only option to enforce the Covenants was to take legal action. Lou said some residents did not want a Home Owners' Association and some did. He said it was impossible to make everyone happy. Lou explained there was only one paid person, and that was to take minutes and report violations. All others were volunteers. He explained procedures for addressing Covenant violations. He said the Board was responsible for maintaining the sidewalks and the front island on U.S. 1, for holiday lighting, the annual picnic and annual yard sale. Lou asked if there were any questions regarding the duties of the Board. No questions were asked.

- **Floor Nominations and Introduction of Board Candidates**

There were a number of open seats on the Board.

Lou said his term was up. He had lived in Juno Isles since 2006 with wife. Lou said he was sensitive to residents' rights.

Ron said he had lived in Juno Isles 30 years. He said it was important to keep property values up. He was a proponent of street lighting, and described a theft incident shown on his security video camera.

Jennifer said she lived in Juno Isles 22 years. Her goal was to maintain the integrity of the layout of the community, to maintain space between houses, not allowing them to become too close.

Tim Reeve corresponded that he was willing to serve on the Board, but he was not able to be present at the meeting.

Amanda Sweetz said she lived on Ardley Court for the past two years and was interested in joining the Board.

- **Election of Directors**

Lou opened the floor for Board nominations. Steve Karlson questioned the obligation required. Lou responded that the monthly meeting was usually a couple of hours and there were committee commitments, so obligation varied depending on individual interest. Steve agreed to be added to the ballot. Nominations were closed, and ballots were collected.

- **Treasurer's Report**

Jud said the Association was remarkably under budget, attributable to efforts by Board members to keep expenses down and to residents complying with the Covenants so no legal council was required. Jud reported the current balance at Valley National Bank was \$63,428.98. He said 21 annual dues were yet unpaid. Jud said collection efforts had been successful, with about six percent outstanding. It was around 10 percent in the past.

- **Committee Reports**

Social Committee

Ron announced the annual picnic would be held on Saturday, December 2 from 12 to 4 p.m. at 2188 Marcinski, Ocean Kay Perry Como pavilion, the same location as last year.

Ron said the holiday lights contest would be judged on Friday, December 15 after 7 p.m. and cash prizes would be awarded. He said Board members would send him a list of their top 10 best decorated properties.

Ron announced the community garage sale was scheduled for Saturday, March 10, 2018 from 7 a.m. to 4 p.m. and encouraged residents to participate rather than having individual sales throughout the year. He said the community garage sale would be advertised in six publications including Craig's List, The Palm Beach Post, Let Go, The Jupiter Courier, etc. Ron added that it would be held the same time as the Juno Beach art festival, bringing more traffic.

Architectural Review

Lou explained the responsibilities of the committee. Blas said he had been a Juno Isles resident and member of the Board for 20 years. Blas expressed the positive aspects of having setbacks greater than County requirements. He also expressed the value of including roof material specifications in the Covenants.

Communications

Vice President Kevin Ogden said he maintained meeting notices online and placed meeting notification signs in the community. Kevin said community information was posted at www.junoisles.org. He said there was an area for Residents Only, and encouraged homeowners to sign up. Kevin said he would be notified of the sign up and verify records. The homeowner would then be notified of approval with a username and password. Kevin added that meeting minutes and upcoming events are posted online.

Covenants

Lou explained procedures earlier and there were no questions.

Landscape

Blas reported the second sign on the South side of the community, at FPL on the East side of Ellison Wilson Road, was in progress and would look like the sign at the entrance on U.S. Hwy 1. He said the third sign would be on the North side of the community, on the Find property on the West side of Ellison Wilson Road. He added that the two oaks on the front island entrance on U.S. Hwy 1 would be trimmed soon.

Crime Watch

See President's Report above.

- **Announcement of Election Results**

The following Board members were re-elected:

Ron Hoehmann
Jennifer McMillan
Lou Vilardo

Ronnie Dykes, Steve Karlson, Tim Reeve and Amanda Sweetz were elected.

Mark and Andrea Erickson were not present and not elected.

- **New Business**

Lou Conter said speed signs on Juno Isles Blvd were inconsistent. He said West bound was 30 mph, and East bound was 35 mph. He recommended 25 mph for both.

Dave Mastran questioned why a school bus came to Tudor Road. A resident explained that Palm Beach County made the bus route, and there was a student on Tudor Road.

- **Adjournment**

Dave Mastran made a motion to adjourn. Amanda Sweetz seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Rhonda Thomas