

JUNO ISLES CIVIC ASSOCIATION
August 4, 2020
BOARD OF DIRECTORS MEETING

The virtual regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Tuesday, August 4, 2020 via Webex.

❖ **Roll Call and Call to Order:**

President Jud Whitehorn called the meeting to order at 7:02 p.m.
The following Board members were present:

Blas Contreras	Present	
Don Dahm	Present	
Ron Hoehmann	Present	
Steve Karlson	Present	
Jennifer McMillan	Present	
Richard Milligan		Unexcused
Kevin Ogden	Present	
Tim Reeve		Unexcused
Richard Satz	Present	
Mark Sillence		Excused
Jud Whitehorn	Present	

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

The following residents joined the virtual meeting:

Jim Lilli, 1877 Juno Isles Blvd
Danny Rivera, 1661 Isles Circle
Melissa Iglesias, 1665 Isles Circle
Colm O'Reilly, 1823 Crafton Road
Bob and Desiree Palmer, 12668 Ellison Wilson Road
Tom Wajdowicz, 2084 Ardley Road

❖ **Approve Minutes:** July 7, 2020

Steve made a motion to approve the minutes for the virtual regular meeting held on July 7 by the Board of Directors. Kevin seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ **New Business**

- **Discussion of Past Variance Granted, and Changes to the Plans Made by Homeowner Thereafter at 1661 Isles Circle**

Jud gave a brief history of the variance that allowed for the front setback to be reduced from 30 to 25 feet, given the odd shape of the lot. Homeowner Danny Rivera stated he sent revised plans to the Board earlier today. He said the only way to fit a pool in the back yard was to request a variance to the front setback. Danny said if he built a 2-story home, a pool would fit. But he chose to build a single story since the variance had already been approved. He simply flipped the floor plan to put the garage on the left. The garage was originally on the right when the variance was approved. Danny recognized if his garage was on the right, it would be next to his neighbor's garage. That could possibly cause a collision in their driveway paths, if they were both backing into the culdesac at the same time.

The issue at hand, for the Board, was that the homeowner was building the home differently than the plans that were originally approved. The question then was whether the Board could amend the old variance or whether it was incumbent upon the Board to require that the variance process start over again from scratch. Danny sent notification to his neighbors of the change in plans and shared that with the Board.

Kevin expressed concern about procedure in that the variance should be re-written. Jennifer agreed. Don suggested the Board stand by the original variance, and the new plans should be approved by the Board, as amended. Ron agreed. The builder said the house was the same size, no details had changed. Steve said the new plan with the garage on the left complimented the community.

Neighbor Melissa Iglesias said she approved the change in plans. Melissa added that she had been in contact with the Carr's at 1660 Isles Circle and would forward the email correspondence to the Board. Danny said documented approval from all other neighbors was emailed to the Board earlier today. Jud said once those emails were received, the plans could be approved by the Board on a new variance, which would replace the variance previously granted.

- **Discussion Regarding Resident's Plans to Install Solar Panels on Roof at 1823 Crafton Road**

Jud said plans had been submitted to the Architectural Committee to replace the roof, including solar panels. Homeowner Colm O'Reilly was present and explained the 12 kilowatt solar panel system. Blas confirmed with Colm the panels would cover almost all of the roof. Since this was the first request for plan approval involving a complete solar panel system on a roof, Blas wanted to be sure the Board was aware. Blas had contacted the association attorney, and shared her response with the Board via email. Colm stated solar panels were more efficient facing south. Blas said the house faces south so the panels on the

roof would be visible. Blas suggested a bracket system be used to get maximum efficiency, and place the panels on the rear of the house. Colm said he was an electrical engineer and explained such a structure would extend past the roofline and be visible from the street anyway, and more costly.

Jennifer said the state laws made it seem as though efficiency was more a priority than aesthetics. She expressed concern for the appearance of the property in the future as the panels deteriorate with age. Colm said the panels had a warranty of 25 years, and the anodized aluminum frame would not rust. He said the tempered glass would not be reflective and was hurricane wind rated. He said all wiring to the electrical panel would be in conduit. Blas confirmed with Colm that 80% of the roof would be black and covered with solar panels.

Jud said a Florida State Statute prohibited HOA's from denying solar panel installation. Jennifer suggested Colm prepare a presentation regarding solar energy for the community when physical meetings are again possible. Kevin suggested the Board discuss solar aesthetics in the future. Blas said he wanted to make it clear that the Architectural Committee approved the plans for the roof, but did not have jurisdiction regarding solar panels.

Richard Satz said the Board needed to address solar panel aesthetics at some point. He said there were tile solar panels that were more aesthetically pleasing. Colm said solar tiles were cost prohibitive. Ron suggested the Association Attorney develop verbiage regarding solar panels to be added to the Covenants and present it at the next annual meeting. Richard Satz resigned from the Board, and Jud thanked him for his service.

❖ **Old Business**

- **Continued Discussion Regarding Introduction of Covenant Changes Before the Annual Meeting**

Jud said there were two Covenant changes approved at the last annual meeting that would soon be recorded.

Blas said, for vehicle clarification in new Covenants language proposed this year, that the attorney would add vehicle measurements to all paragraphs referring to vehicles. Measurements were discussed, and vehicle height was set to a limit of 7 feet, 4 inches. Jud said notices must go to residents by October 1. Therefore, language must be finalized at the September Board meeting.

- **Update On Site Reservation for Annual Picnic**

Ron said the County was not taking reservations at this time.

Jud asked the Board's thoughts if the upcoming annual public meeting should be held virtually or in person. Steve said he would rather meet in person. Ron added there was plenty of space in the church venue to distance the number of residents expected to attend.

❖ **Treasurer's Report**

Kevin reported the current balance at Valley National Bank was \$81, 212.48. He said 250 residents had paid 2020 annual assessments. Jud said he would draft the Second Notice for outstanding assessments. Kevin reported 4 estoppels were recently submitted.

❖ **Committee Reports**

- **Architectural Committee – Blas**

Blas reported in the 1661 Isles Circle and 1823 Crafton Road sections above. He also reported the following plans were recently approved:
12805 Packwood Road - new roof and electrical generator
2177 Radnor Court - new home
1748 Ascott Circle - fence replacement

Kevin asked if the electrical generator at 2150 Radnor Court was approved. He questioned if it was within setbacks. Blas said only a second floor was approved for that property, and he would review the generator location. Jud added that for a corner lot, it depended on where the front plane of the house was.

- **Covenants Committee – Blas**

Rhonda Thomas reported the community was inspected on July 14 and 28. She said 20 violation notices were issued, and 27 issues were resolved. Rhonda said there were several local political signs posted on lawns, and the Board confirmed they were within election dates as allowed by the Covenants. Board members agreed to assist in contacting residents regarding a couple of issues, and second notices were not necessary.

- **Social Committee – Ron**

Ron reported in the Annual Picnic section above.

- **Crime Watch – Steve**

Steve reported there were no recent issues.

- **Landscape Committee – Richard Milligan**

No report.

- **Communications – Kevin**

Jud said he was working on content for a newsletter.

Blas asked Kevin if he had the Architectural forms to post on the website.

Jennifer said she would look for them.

Jud said people were not clicking the Estoppel Request button on the Juno Isles website and suggested it somehow be made more prominent.

The next Board meeting was scheduled for Tuesday, September 1. Jud said it would probably be another virtual meeting.

❖ **Adjournment**

Steve made a motion to adjourn. Jennifer seconded the motion. All were in favor, and the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Rhonda Thomas