

Juno Isles Newsletter – September 2020

Hello fellow Juno Isles residents! We hope everyone is doing well and starting to resume a more course of daily life as the Covid numbers are at least trending in the right direction. We hope you enjoy this newsletter, and, as always, we'd welcome any feedback you might have.

Sidewalks

Our community is blessed to have elderly residents, young kids on bikes and in strollers, and everything in between. Juno Isles residents are therefore urged to keep sidewalks clear at all times. Parking a vehicle such that it blocks passage along a sidewalk is a county ordinance violation, and the Sheriff's Department will issue tickets to offenders. Likewise, allowing foliage to grow over sidewalks, thereby creating a similar hazard for pedestrian traffic, is also a violation, subject to scrutiny from local code enforcement. Let's all do our part and keep our sidewalks clear and safe for those who are out and about.

Parking in the Swale

A Juno Isles resident was recently advised, by a Palm Beach County code enforcement officer, that parking a vehicle in the swales within our community is a ticketable offense. The resident was informed that any vehicle not parked in the driveway of the residence should be parked with all four tires on the street. Our Covenants Committee will attempt to confirm whether this is, in fact, a well-defined ordinance, and whether the county is enforcing the rule. We'll provide more information when we have it.

Dues Collection and Expenditures for 2020

As noted in earlier correspondence from our Juno Isles Civic Association, dues for all homeowners in the calendar year 2020 were kept at \$125, representing no increase over last year. The initial mailing of dues notices was delayed by a month or so, due to the onset of the Covid-19 pandemic, but our collection efforts have since resumed. As of now, right about 82% of all residents have submitted payment, leaving roughly 60 homeowners as yet unpaid. A second notice just went out to those remaining households.

As promised earlier this year, the board has agreed to suspend interest charges and late fees for the time being, recognizing that the health crisis has affected many households in South Florida financially. Billing notices sent to remaining unpaid homeowners will therefore reflect only the \$125 annual dues, without penalty. We

ask that all residents who have yet to remit payment for 2020 do so promptly upon receipt of this next notice. Thanks in advance...

Juno Isles Holiday Picnic

As with almost everything else these days, our plan to host our annual holiday picnic remains in limbo. For the past two years, the picnic has been held at one of the larger pavilions in Carlin Park. It's a beautiful setting, with access to the beach, lots of parking, and room for a bounce house to be set up safely for kids. Unfortunately, the county has suspended reservations for pavilions along the beach until further notice due to the Covid crisis, and we have no way of knowing when those restrictions will be lifted. Our Social Committee chair is checking in with the county on a regular basis, and we'll be prepared to lock in the space if and when it becomes available. We will also monitor word from local health officials as the time approaches, and we'll only go forward with the picnic if it is safe to do so.

In the event that we are unable to hold the picnic this December, the board will convene to specifically address funds set aside in our annual budget for this event. If the funds we budgeted for this year end up going unspent, we will likely roll them over to next year so that we don't collect the funds twice. In that way, unspent funds will effectively be returned to residents. We'll cross that bridge if and when we come to it. Hopefully the rate of infection will be under much better control by December, and we'll be able to enjoy the picnic without issue.

Political Signs

As we communicated in a prior e-mail to the neighborhood, our covenants prohibit display of political signs/banners up until 60 days before an election. As of September 4, we entered that 60-day window, so residents are free to display such signage. We nevertheless ask that signs be displayed modestly and respectfully so as not to detract from the pleasant nature of our community. Signs and such may remain displayed up until ten days after the election is held.

Boat Lift and Weir beside Ellison Wilson (by Richard Milligan)

I met with the Northern Palm Beach County Improvement District, which owns and manages our pond system and its “Weir,” which is the dam-like structure that separates the fresh water pond from the salt water of the intracoastal. This system is located in the waterway just east of the bridge off Ellison Wilson. We share this system with The Preserve at Juno Beach, where there are 29 homes, because the fresh water pond system runs through both communities.

I meet with O’Neal Bardin, Jr., Executive Director, Dan Beatty, Deputy Director, and Katie Roundtree, Finance Director. They were all very nice and eager to work with us.

The Weir was installed about 30 years ago and its useful life is about 30 years. It’s time for it to be replaced. The total homes served by the system, including Juno Isles, is 380. With the salt water intrusion in our fresh-water lake, it has become an immediate priority. If we were to give the ok to replace it now, it would take about 2 years to complete. The Weir has been patched and would require immediate patchwork to repair, and it’s just not a great idea to put money into something that needs replacing anyway. In addition, the fresh water is leaching through the soil around the Weir into the salt water which lowers the level of the ponds.

The new Weir, when built, will need to go further into the banks and also have a system attached that will allow the current level of the ponds to stay the same and also keep the salt water out of the ponds. When the Weir was built 30 years ago, the cost was \$113,000. Unfortunately, the expense will be many times higher today.

The District so far has reserved \$260,000 for the project. They save about \$20,000 a year from the budget for this reserve, and the money for their budget comes out of our property taxes. All 380 homes contribute to a certain extent. Those on the water pay the most. On your property tax statement, you will see a line item under Non-AD Valorem Assessments for NPB Co. Improv. Dist 20A Maint. The 380 homes are divided into 4 classes. Level 1 being the least amount charged in taxes and level 4 the highest. I am on the water, so my level is a 4 which will likely equate to an increase in taxes of just over \$300 per year. Level 1 would be something like \$76.00 and levels 2 and 3 would each increase by that \$76 increment.

The District asked for our input, in going over this project, and we’ve agreed to stay involved and communicate any news we get to our residents. It’s obvious that salt-water intrusion is becoming increasingly problematic, and the Weir needs to be tackled. It’s not a good idea to put more money into a system that has reached its

useful life. The longer we wait, the more expensive things will get and the more damage the salt water intrusion will do. In addition, we are looking at a maximum timeline that we have to do something of 5 years – if we start now, it will be done in about 2.

We have vowed to cooperate with the NPBCID as they move forward with this project. As of this morning, the latest communication we have from the district's financial officer is as follows:

Good morning Richard,

I hope this email finds you well. Our 20/21 budget was approved at the board meeting last week. It goes into effect [on October 1st](#). We have budgeted \$150,000 for engineering of the new weir. Anything over \$25,000 in engineering must have a project scope sent out to 3 of our consulting engineers. They will each give us an approach methodology, which will be evaluated by our Engineering Review Committee. From there, the committee, with board approval, selects the best approach and we negotiate a price for the design. Realistically, that's going to take a few months. Then, the engineer will design the weir and we will be in a place to bid out the construction of the weir to start around [October 1, 2021](#). We pushed the schedule back a bit in order to keep assessments as low as possible for at least this year, given the uncertain financial situation during these past several months.

We plan to go out for a loan for approximately \$1,500,000 to fund the construction of the weir, with debt service payments beginning in the 21/22 fiscal year. We'll have a much better cost estimate for the weir construction once the design is complete.

I hope this helps. Please let me know if you'd like additional information.

Stay well,

Katie

Annual Meeting

Our annual meeting is scheduled to be held on November 19, 2020 at the Oceanview Church, on A1A, in the same location that our monthly meetings were held prior to the pandemic. At present, we intend to hold the annual meeting in person, rather than doing it in an online format. A mailer will be going out to all residents before October 1, with more details on the annual meeting, including officers up for reelection and some modest changes proposed for our covenants. Stay tuned for that.

Thanks everyone. Please stay safe and submit any questions you might have to communications@junoisles.org.

Jud Whitehorn
President
Juno Isles Civic Association