

JUNO ISLES CIVIC ASSOCIATION, INC.
November 17, 2016
ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Juno Isles Civic Association members was held on Thursday, November 17, 2016 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 7:10 p.m. James Macaluso made a motion to waive roll call. Mary Ann Martin seconded the motion. All were in favor, and roll call was waived unanimously. 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:

Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Kevin Ogden	Present	
Brad Peebles	Present	
Lou Vilardo	Present	
Chris Williamson		Unexcused
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 2015 Annual Meeting of the Members**

Roy Sneider made a motion to approve the minutes from the November 19, 2015 Annual Meeting. Pete Lashanka seconded the motion. All were in favor, and the minutes were unanimously approved.

- **President's Report**

Lou said he rejoined the Board last year. He thanked Jennifer for her work on the graphic design and installation of the new sign on U.S. Hwy 1. Lou said engineering would be required for installation of new signs at either end of the community on Ellison Wilson Road. He said lighting would also require engineering. Lou said Florida Power and Light would not allow powered lights on their property. Therefore, any lighting on the sign to the south (on Ellison Wilson Road) would have to be solar powered.

- **Treasurer's Report**

Jud reported the current balance at Valley National Bank was \$56,588.11. He said 34 annual dues were unpaid last year. 33 were yet unpaid this year, including one resident on a payment plan. Jud said very little was spent on legal expenses this year. He thanked Susan and Rhonda for Covenants enforcement. Jud said expenses were \$9400 under budget, but expenses for the annual picnic had not yet occurred. Jud said he could not forecast 2017, but did not foresee an increase in the annual dues assessment. Jud said the Association had been successful in recovering past due assessments from properties that were in foreclosure, with \$3800 past dues collected.

- **Committee Reports**

Covenants

Susan thanked the community for maintaining their property and cooperating when they received a covenant violation notice. She said most violations were minor.

Crime Watch

Doug reported a recent decline in crime within the community. Doug said he had a great relationship with the Sheriff's officers during the time burglaries were occurring. He reminded residents to keep their house and car doors locked at all times. Ron suggested Doug explain the 'pillowcase gang' procedures for the benefit of any new homeowners, and Doug proceeded. He advised residents not to open the door to anyone they did not know.

Lou explained a significant part of the Association budget paid the Palm Beach County Sheriff's office for community patrol and for traffic monitoring on Ellison Wilson Road. Otherwise, only one officer is assigned to the area from Northlake Blvd. to the ocean.

Architectural Review

Donna reported several new houses, driveways and additions were reviewed and approved by the architectural committee. She said there were a couple of issues with setbacks. Donna said a variance hearing could be requested of the Board. She said plan approvals usually occurred within two weeks. Donna suggested residents review the Association Covenants available on the Juno Isles website.

Landscape

Blas reported the upper portion of the flag pole broke, and was replaced. He explained Juno Beach permitting required for the Juno Isles entrance sign on Florida Power and Light property to the south on Ellison Wilson Road.

Blas said the palms on the front island looked like they were dying. A specialist from the County came and advised they were not getting enough nutrition. He said fertilizer was added for 3 months, and now the palm trees looked good.

Blas said the oak trees on Ellison Wilson Road were trimmed every two years, and they were trimmed this year. Lou added they were planted 20 years ago by the County, but Juno Isles was responsible for maintaining them. He said the Association was also responsible for any repairs required due to damage caused by the oaks, and they were beginning to push up sidewalks. Lou said for public safety, the Board contracted with a Ft. Lauderdale company to grind down sidewalks throughout the community, as needed. He said Brad walked the sidewalks monthly and inspected for issues.

Lou said volunteers would decorate the island on U.S. Hwy 1 with lights for the holidays.

Social Committee

Ron said he lived in Juno Isles for 30 years and took pride in the community. He announced the annual picnic would be held on Saturday, December 10 from 12 to 4 p.m. at 2188 Marcinski, Ocean Kay Perry Como pavilion, the same location as last year. Ron said Park Avenue BBQ would cook on site, serving from 12 to 3 p.m. He said there were 180 in attendance at last year's picnic. Ron said in addition to the food provided by Park Avenue, there would be a slide and bounce house, beer, wine, soda, cotton candy, snow cones and popcorn.

Ron said the holiday lights contest would be judged on Friday, December 16 after 7 p.m. and cash prizes would be awarded. He said each Board member sent him a list of their top 10 best decorated properties, and 6 winners would split \$400.

Ron said the community garage sale was scheduled for Saturday, March 11, 2017 from 7 a.m. to 4 p.m. and encouraged everyone to participate rather than having individual sales throughout the year. Ron said the community garage sale would be advertised in six publications including Craig's List, The Palm Beach Post, The Jupiter Courier, etc.

Communications

Vice President Kevin Ogden said newsletters would now be electronic. However, residents could email Board@JunoIsles.org to receive a printed newsletter. Kevin said residents needed to sign up online to receive Association news and email. He explained there was a button on the left side of the Juno Isles website for residents to register their email address.

Kevin said he reviewed about a half dozen bids to redesign the Association website. He said the current company was still the most cost effective, very responsive, and the website was being updated. Kevin said an added feature was planned for a 'residents only' area for discussion, Covenants, crime watch, and meeting minutes. Kevin said he was still exploring

options to allow residents to pay annual assessments online.

- **Floor Nominations for Board Members, and Presentation by Candidates**

Lou opened the floor for Board nominations; there were none.

Candidates Kevin, Blas, Jud, Doug, Susan and Mary Ann Martin introduced themselves, gave their address, expressed their happiness living in the community and their desire to help maintain it. Candidate Elizabeth Bartholomew was not present.

Lou again offered to accept nominations to join the Board, but there were none.

- **Discussion of Proposed Covenant Amendments**

Lou gave a brief history of the proposed Covenant Amendments. He said there were mail issues preceeding last year's annual meeting that prevented a vote. He said there had been discussions since the presentations at last year's meeting, including a community workshop that was suggested by residents. However, the workshop was not well attended. Lou said comments were welcome, but changes would not be entertained. He said homeowners should simply vote 'yes' or 'no' for each amendment. Lou read the amendments aloud and gave the Board's rationale for presenting them.

- 1. Add Section 9 to Paragraph III**

(Clarify the Association follows Florida Statutes as amended.)

- 2. Amend Paragraph V, Section 3**

(Allow stone coated metal tile in addition to cement tile for roofs.)

- 3. Add to Paragraph V, Section 9**

(Allow the Board to charge residents \$200 for a variance request.)

- 4. Add to Paragraph XX**

(Residence must be occupied by either the owner, a corporate shareholder/officer, a trustee, a trust beneficiaary or a tenant.)

- 5. Amend Paragraph IX**

(Remove foliage overhang statement.)

- **Election of Directors**

Lou called for ballots to be turned in.

- **Announcement of Election Results**

All candidates were elected as follows:

Elizabeth Bartholomew
Doug Carpenter
Blas Contreras
Susan Czelustra
Kevin Ogden
Mary Ann Martin
Jud Whitehorn

All proposed Covenant Amendments passed as follows:

1. Yes 39, No 5
2. Yes 39, No 14
3. Yes 37, No 14
4. Yes 41, No 11
5. Yes 44, No 9

- **Adjournment**

Pete Leshanka made a motion to adjourn. Mary Ann martin seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Rhonda Thomas