

JUNO ISLES CIVIC ASSOCIATION, INC.
November 19, 2015
ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Juno Isles Civic Association members was held on Thursday, November 19, 2015 at Ocean View Methodist Church, 701 Ocean Drive, Juno Beach, Florida.

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

Vice President Kevin Ogden called the meeting to order at 7:15 p.m. Lou Vilardo made a motion to waive roll call. Tom Bartholomew 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.

The following Board members were present:

Jay Cannava		Excused
Doug Carpenter	Present	
Blas Contreras		Excused
Susan Czelustra	Present	
Ron Hoehmann	Present	
Jennifer McMillan	Present	
Michael Murray	Present	
Kevin Ogden	Present	
Chris Williamson	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**

Kevin 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 2014 Annual Meeting of the Members**

Maryann Martin made a motion to approve the minutes from the 2014 Annual Meeting. Elizabeth Bartholomew seconded the motion. All were in favor, and the minutes were unanimously approved.

- **Forum to discuss Covenant Adjustment Recommendations with JICA legal counsel, Edward Dicker**

Kevin explained that the covenant emendments previously sent would not be voted on due to a late mailing, but nonetheless suggested the community should take the opportunity to discuss them so as to give the board an indication of support or opposition. He then introduced Ed Dicker and gave a brief history of how the Board approached Covenant changes at the beginning of this year. Kevin explained that in February 2015 the Board identified verbiage in the Covenants that could be updated. The Board met with Ed in March, and he helped the Board determine which updates were most important to consider.

Ed said it was very typical for governing bodies to review the documents and propose amendments to update them. He was asked to submit a dozen or so suggestions for the Board to consider. The Board chose four amendments.

Dave Mastran asked exactly which Board members voted to present these amendments. Kevin replied the Board acted unanimously. Donna and Susan said they did not vote for these amendments. Jud explained the attorney identified issues in the Covenants and worked with the Board to draft the proposed amendments. There was no request or sponsor by a particular homeowner. Ed said this was a standard procedure.

1. A recommendation to remove the 30 day time limit for the Arthitectural Committee to respond to a request for approval.

Lou Vilaro objected that this change could allow the AC to avoid acting on a request indefinitely. Ed said the Board had a fiduciary duty to address each request. Jim Jackson said approval by the architectural committee of three people could easily occur within 30 days. Bruce Wyman said he thought the architectural committee worked independently of the Board and could meet at any time. Dave Mastran said the 30 days was for the protection of the home-owner. Donna Zoeller, chair of the AC said she saw no reason why the AC could not abide by the 30 day limit. By a show of hands, the majority of residents opposed the idea.

A resident recommended the proposed Covenant amendments be reviewed by the community earlier in the year so residents could have input into the wording prior to them being submitted for a yes or no vote at the annual meeting. Several residents suggested workshops be held to discuss Covenant changes.

2. A recommendation to allow the board to perform maintenance or repairs when a homeowner doesn't maintain his/her property.

Jim Jackson questioned liability to the Association and asked how the costs would be recovered. Jennifer explained the issue arose from abandoned properties. Jud said maintaining other homeowner's property would be trespassing. John McMillan said the Association needed the ability to take action. A show of hands showed no clear preference.

3. Allow the Board to disapprove a property sale based only on a criminal background of the purchaser.

Elizabeth Bartholomew said the proposals presented were giving the Board too much power. Kathy Greene said Board members change, and unless there are well-kept records, this amendment could be a big mistake. By a show of hands, most residents opposed the idea.

4. Limits on corporate ownership and board approval of all sales.

The amendment stated the owner or the renter had to reside in the property. Linda Collie asked what would stop a corporation from renting to a tenant that had people in a 'sober house' there. Elizabeth Bartholomew asked who else the amendment would keep out. Jennifer said the goal was to maintain the residential nature of the community. She read an article regarding a detox center in Juno Beach. Jennifer said Seminole Plaza, bordering Juno Isles, was approved as a 250 bed treatment center. She said there were 400 in Delray and 30 in North Palm Beach. Ed said general restrictions would be a deterrent, but the Covenants could not include statements specifically against 'sober houses'. A show of hands showed no clear consensus.

- **Election of Directors**

Kevin said current Board members Donna and Jay should be added to the ballot along with Ron, Jennifer and Chris. Kevin then opened the floor for nominations. The following were interested in becoming members of the Board:

Elizabeth Bartholomew

Marie Laney

Marianne Martin

Brad Peoples

Roy Snyder

Lou Vilardo

Current Board members Ron, Jennifer, Chris, and Donna introduced themselves.

Kevin called for ballots to be turned in.

- **President's Report**

Kevin reported in Blas's absence. He said one of the main projects were the three entrance signs to the community located on each end of Ellison Wilson Road and the east end of Juno Isles Blvd. Kevin explained the Board was making an effort to put lights on the signs on Ellison Wilson Road. He said it was challenging since there was no power at those locations. Therefore, the lights must be solar and solar power required engineering.

- **Treasurer's Report**

Jud reported a balance of \$51, 679.98 with all 2015 dues paid except 34 properties. He explained Anchor Bank sent first and second notices, then the Association made efforts to collect. Jud said it had been an exceptional year in resolving old debt; collecting past dues

had been successful when foreclosed properties were sold. Jud said expenditures for Covenant enforcement and secretarial services were about \$1600 under budget. He said expenditures for signs, lighting and landscaping were way under budget since the work was in the planning stages and not yet completed. Jud said the expenditures for the community picnic were also under budget, and the picnic will occur next month. Jud said he was pleased to announce expenses were within budget. A resident asked how much was spent on legal services. Jud replied total legal services were \$2844 with \$4473 budgeted, so it was under.

- **Committee Reports**

- 1. Architectural Review**

Donna reported plans were approved for several remodels and additions, a couple of fences, and a new home. She said plan approvals usually occurred within two weeks.

- 2. Covenants**

Susan thanked the community for maintaining their property. She said most violations were minor.

- 3. Crime Watch**

Doug reported there was a breakin today on Packwood and the Palm Beach County Sheriff's office was addressing it. He said it had mostly been quiet. Doug said the Sheriff indicated burglaries increased during the midnight to 4:00 a.m. hours. He said the Sheriff's patrol recently wrote 10 tickets within an hour and a half in an effort to reduce speed on Ellison Wilson Road. Doug said the Sheriff's patrol was presently hired in three-hour increments, but they would soon require a four-hour minimum.

- 4. Social Committee**

Ron announced the annual picnic would be held on Saturday, December 12 from 12 to 4 at Ocean Kay Perry Como pavilion, the same place as last year. He added there would also be a volunteer Santa. Ron said the holiday lights contest would be judged on Friday, December 18 after 7 p.m. and cash prizes would be awarded. He said the annual community garage sale would be held on Saturday, March 12, 2016 beginning at 7 a.m. and encouraged everyone to participate rather than having individual sales throughout the year.

- 5. Landscape**

Jennifer reported there were issues with the entrance signs to the community, and she took on the project of updating the signs. Kathy Greene said she had attended a Board meeting and asked for a picture. She said the proposed Juno Isles sign would look like Juno Beach's sign, and Juno Isles was not Juno Beach. Jim Jackson and Elizabeth Bartholomew suggested there be more communication with the community in terms of surveys, workshops, etc.

Maida Remmer offered to expand her crime watch block area.

- **Announcement of Election Results**

The Board of Directors election results were as follows:

Ron Hoehmann	29 votes
Jennifer McMillan	29 votes
Brad Peebles	23 votes
Lou Vilaro	26 votes
Chris Williamson	30 votes
Donna Zoeller	24 votes

- **Adjournment**

Elizabeth Bartholomew made a motion to adjourn. Maida Remmer seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:18 p.m.

Respectfully submitted,

Rhonda Thomas