

APPROVED

JUNO ISLES CIVIC ASSOCIATION
August 3, 2023,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Thursday, August 3, 2023, at the Ocean View United Methodist Church, 701 Ocean Drive, Juno Beach.

❖ **Roll Call and Call to Order**

President Jim J. called the meeting to order at 7:05 p.m. The following Board members were present:

Chris Bauchman	Present	
Lou Conter	Present	
Tony Foley	Present	
Ron Hoehmann	Present	
Jim Jackson	Present	
Jim Lilli	Present	
Jennifer McMillan	Present	
Richard Milligan	Present	
Kevin Ogden	Present	
Katherine Urquhart	Present	
Courtney Ricks	Present	

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

❖ **Approve Minutes:** July 6, 2023

The Board reviewed the minutes of the July 6, 2023, Board meeting and made several changes. Tony made a motion to approve the minutes and Lou seconded the motion. The minutes were unanimously approved as amended.

Open action items:

❖ Presidents report

- Lou asked how many mailing lists the community has. Jim J. stated there are multiple mailing lists at this time. He is working on consolidating these lists.

❖ Old Business

- The Attorney advised no changes to the covenants need to be made in order to create a fine committee.
- Website will be updated.
- Jim L. asked for the Seacoast information to be removed from the public site and added to the residential website or deleted.

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- Seacoast update: Seacoast contractors are beginning to survey the eastern portion of Juno Isles in anticipation of the Phase 2 water main replacement project. Phase 1 will begin installing the new water mains west of Ellison Road late this year or early in 2024.
 - Brad Peebles suggested creating a committee for Seacoast, with a board member as the head. He has a history of working with grants and would like to work with different entities regarding grants towards the sewer system. He is asking the Board's consideration on creating this committee and allowing him to assist in looking into the grants. Jim J. wanted to table this at this time, if there is a need, then he can look into it. After further discussion it was agreed that no committee was needed at this time.
 - Jennifer suggested looking into "smart septic."
- ❖ Jim J. met with legal regarding the following items:

Fining committee

- The fines are limited to \$100 per incident and \$1,000 total.
- No amendment needs to be made to the covenants, but there needs to be a resolution by the board.
- Committee needs to consist of 3 people outside of the board
- Short of fines, what do you do?
 - JICA can deny them the right to vote at the annual meeting and not allow them to go to the picnic.
- There needs to be a noticed board meeting regarding the topic.
- This task does not have a deadline date at this time.
- It was suggested that this topic should be presented at the annual meeting, to explain the committee and fines.
- Ron asked if they can fine for not paying their dues. Residents who do not pay dues, could be prohibited from going to the picnic or voting at the annual meeting.

Electronic voting

- Attorney advised there are companies who provide the software and would handle this. The price for these services are approximately \$800.00 a year. Electronic voting would be in addition to voting in person.
- It would probably require a change in the bylaws
- The quorum requirement for annual meetings is that 10% of residents must attend in person. Electronic votes would count towards the quorum.
- No covenant amendment needs to occur, just need to adopt a resolution to implement electronic voting.

Signs

- Amendment changes were given to the board per the lawyer
- If the board accepts, it needs to be out to the residents by the end of september
- Lou suggested adding verbiage to include sports flags.
- Jim J wants the board to approve this verbiage at the next meeting.

Ancillary buildings: Gazebos, detached garage, pools, etc

- Jim J. is asking if the board wants to look into the verbiage of the covenants, as it does not match the county's. Would the Board want to pursue covenant amendments on sheds and other detached structures?
- No Action was taken on this, at this time.

❖ Outstanding issues

- Attorney is drafting a letter to their point of contact
 - 4 stamped areas are in the permit
 - The Board is in agreement that there should be 2 at the bridge and entrances to the community
 - Jim J. will let the Board know when this is sent.
- Jennifer is asking if there can be two palm trees with solar lights at the entrances of the community

❖ Treasurer's Report:

- \$69,562.05 in reserves in the Valley National Bank account.
- 104 dues paid by mail, 123 by square. Kevin will send out the second notice on dues.
- Jim J. stated there was a delay in the receipt of the payments made online. Kevin stated he would look into this for next year, as he has heard about this issue from other residents.

Committee Reports

- **Architectural Committee – Jim J**
 - 1768 E Ascott Cir.- requesting approval for a temporary fence and the replacement fence going to the water. Courtney made a motion, Tony seconded. Unanimously approved.
 - Jim J. mentioned the houses below will eventually come to the Board with requests.
 - 12975 Packwood Rd- wants to add an addition- unsure about the setbacks .
 - 12851 Barrow Rd- wants to add a detached garage
- **Covenants Committee – Kevin**
 - Nothing to report.

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- **Social Committee - Ron**
 - Next year we will need to Increase the number of goodie bags and also book the fire department earlier, so they can be out of service. Also, bring a garbage can and 6 foot table for next year.
 - Reserved the Lori Schlobeck Pavilion for 12/2/23 at Carlin Park.
- **Crime Watch – Chris**
 - Nothing to report.
- **Landscape Committee – Richard**
 - Nothing to report.
- **Communications – Katherine**
 - Jennifer will get the logo.
 - Katherine requested a budget for the welcoming packages.
 - Jennifer will work with Katherine on this.

❖ **New business**

- Jim L. suggested Jim J. using the JICA President email versus his personal email.
- Jim L. asked if the Board is done speaking with Seacoast regarding the sewer. Jim J. does not anticipate having further communication regarding the low-pressure sewer system.

❖ **Future Board meeting dates**

The Monthly Board meetings are scheduled for:

- September 7, 2023
- October 5, 2023
- November 2, 2023
- December 7, 2023

❖ **Adjournment**

Tony made a motion to adjourn the meeting. All members were in favor, and the meeting was adjourned at 9:13 p.m.