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JUNO ISLES CIVIC ASSOCIATION
November 17, 2022,
ANNUAL MEETING

The Annual Meeting of the Juno Isles Civic Association was held on Thursday, November 17, 2022, at the Ocean View United Methodist Church, 701 Ocean Drive, Juno Beach.

❖ **Roll Call, Call to Order and Certification of Quorum of the Voting Members**

President Jud Whitehorn called the meeting to order at 7:16 p.m. Roll call was unanimously waived by a show of hands. The Bylaws' requirement that 10% of the 336 homeowners be present for a quorum was met, including proxy ballots.

❖ **Proof of Notice of the Meeting or Waiver of Notice**

Jud confirmed that notices for the Annual Meeting were mailed to homeowners before October 1, thereby meeting the notice requirement.

❖ **Approval of Minutes from 2021 Annual Meeting**

Jud requested a motion to approve the 2021 Annual Minutes, Kelly made a motion to approve the minutes. All were in favor and the minutes were approved unanimously.

❖ **Discussion Concerning Proposed Covenant Amendments**

- Jud explained the proposed covenant amendments.
 - The first proposed amendment clarifies the Association's ability to receive and approve requests to the Architectural Committee electronically.
 - The second proposed amendment addresses setbacks on property adjacent to open space, including the waterways within Juno Isles as well as setbacks next to properties outside of Juno Isles. The Board has been faced with requests for variances from our setback requirements, especially for homes adjacent to Juno Isles waterways..
 - Architectural Committee Chairman Jim Jackson brought schematics to show the Community and explained that on properties adjacent to the waterways that there is a distance, typically from 10' to 15', from the lot line to the water's edge that is owned by the Northern Palm Beach County Improvement District (NPBCID). This distance does not count toward meeting the setback requirement since it is owned by the NPBCID.
 - Jim J. explained the setbacks with the schematics he brought and referenced the County Property Appraiser's website where residents can look up properties and see where the NPBCID land is located relative to their property.

- The third proposed covenant amendment corrected various typographical errors in the covenants.
- **Nomination of members of Board of Directors**
 - There are four Board Members stepping down this year. The Board has been fully staffed for the past two years.
 - Jim J. and Kevin's terms are expiring and seek to be re-elected.
 - Tony Foley and Katherine Urquhart are looking to join the Board.
 - The Board is accepting nominations to fill the six positions.
 - Lou Conter volunteered to join the Board
 - Jud requested the Community to vote and to turn in their Ballots.
- **Seacoast Water Main Replacement and Sewer Line Project**
 - The Seacoast Utility Authority was formed by an interlocal agreement between Palm Beach Gardens, Juno Beach, North Palm Beach, Lake Park, and Palm Beach County and serves Juno Isles. Seacoast Executive Director Rim Bishop and Director of Operations Brandon Selle, with their consultants, made a presentation on SUA's planned project within Juno Isles. The purpose of the project is to replace the water mains, due to an uptick in failures of the water mains, which are approximately 60 years old and to add low-pressure sewer lines. Seacoast advised they have received requests for sewer service within Juno isles.
 - Their plan is to install a new water main that will hook up to the existing meters and restore everything. They anticipate installing approximately 100 feet of lines per day.
 - Phase 1 will be west of Ellison Wilson. Seacoast wants to hold a workshop with the residents west of Ellison Wilson. The final design will be done by early 2023 and subcontractors will be hired.
 - Phase 2 will be the north side of Juno Isles Blvd, east of Ellison Wilson Road, then the South side.
 - Bridge clearance- the water main under the Juno Isles Bridge will be raised somewhat to increase clearance for boaters.
 - Most construction will be done during the week/ daytime although some work will be done on Saturdays. If they will have to cut driveways, they will replace the driveways as they were to the best of their ability. Mailboxes and sprinklers will be replaced.
 - There will not be any initial cost to residents for the low-pressure sewer line, but it will cost them approximately \$42,000 in total costs once they hook-up. This will cover the installation of a grinder pump on their property and connection fees to reimburse Seacoast costs of installing the sewer line. Residents will then be required to have an ongoing maintenance contract for the grinder pump which typically costs \$100 per month.
 - Seacoast is not mandating residents to hook up at this time but there were unanswered questions about whether the Palm Beach

County Health Department might refuse to permit replacement drain fields once the low-pressure sewer lines were installed.

- What are the incentives? Homeowners could use their property where the drain field currently is located for an addition to their house. Sewer systems are generally thought to pollute less than septic systems.
- **President's Report – Jud Whitehorn**
 - Jud thanked everyone who has been involved on the Board. He wants the community to keep annexations in mind.
- **Treasurer's Report - Kevin Ogden**
 - Costs: insurance- increased 40%, \$13,500.00, which raised eyebrows for an all-volunteer board. Jud spearheaded looking for a new company. He found National Risk Experts, which will cost \$10,000.00 per year.
 - Dues increased by \$20.00 with 73% of dues paid as of now.
 - The Board hired a new legal firm to better help ensure that all rentals including via Airbnb and VRBO conform to the 30-day minimum rental period required in the covenants.
 - Eight houses have sold during the year.

Committee Reports

- **Architectural Committee – Jim Jackson**
 - Juno isles approved metal roofs last year. Twenty roofs have been installed with fifteen metal while the others have been concrete tile.
 - Monica with Fox Haven Roofing and James with Neil Roofing were present to answer questions about metal roofs.
 - Architectural Request Forms and information on what does/does not need Juno Isles approval are online.
- **Covenants Committee – Kevin Ogden**
 - There was a lapse for a few months as Rhonda resigned, and a new administrative person was hired.
 - Kevin reiterated that visible trash cans and boats/trailers need to be shielded from the street view.
 - Signs with connotation but aren't political are tricky to enforce at this time. He encourages residents to let the Board know about anything they see that may be a violation.
- **Social Committee - Ron Hoehmann**
 - The Annual Picnic will be on December 3, 2022, at Carlin Park. Food costs went up for PA BBQ, which prompted Ron to get quotes from other vendors. Doris will be catering this year. Ice cream will be provided, bounce houses, beer and wine.

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- **Crime Watch** – Steve Hoover
 - Crimemapping.com is available for the Community
- **Landscape Committee** – Richard Milligan
 - Richard was not present, but there were some questions about the weir. No solid answers on this at this point.
- **Communications** – Audra Hoover
 - Jud asked residents to urge neighbors to make sure you are on the e-mail list.

Voting results:

Item #1- Proposed Covenant amendment to paragraph V, sub-paragraph 1:

IN FAVOR: 52 OPPOSED: 9

Item #2- Proposed Covenant amendment to paragraph VI, sub-paragraph 8:

IN FAVOR: 44 OPPOSED: 18

Item #3- Proposed Covenant amendment to correct typographical errors:

IN FAVOR: 56 OPPOSED: 4

All proposed amendments were approved.

BOARD

Anthony Foley	25
Jim Jackson	56
Kevin Ogden	55
Katherine Urquhart	23
Lou Conter	21
Merrick Tendrich*	16

*Merrick subsequently declined to join the Board.

Jim J, Tony, Katherine, Kevin, and Lou were voted onto the Board.

Adjournment

The Meeting was adjourned at 9:26 p.m.