

APPROVED

JUNO ISLES CIVIC ASSOCIATION
April 6, 2023,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Thursday, April 6, 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 7:03 p.m. The following Board members were present:

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

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

above. ❖ **Approve Minutes:** March 2, 2023

After reviewing the minutes of the March 2, 2023, Board meeting and making changes, the minutes were unanimously approved as amended.

❖ **President's Report:**

- A letter was being drafted to send to residents along with an estoppel form, but was never completed. This letter includes an introduction to the estoppel process and outstanding covenant violation that affects the house itself. It was suggested to include a welcoming letter for new homeowners, possible discounts for local restaurants, etc.
- Seacoast- Other communities have received grants for this project. There will need to be two pump stations located within Juno Isles. There would need to be a 50% plus one vote to move forward. There will be a workshop tentatively scheduled for April 25, 2023, with Seacoast regarding this transition from septic to sewer.

❖ Treasurer's Report:

- Kevin led a review of the 2022 budget and the actual expenses as a starting point for a 2023 budget.
- Secretarial support was lower than in previous years due to Rhonda leaving. Insurance is lower than previous years (\$10,560.00), landscape maintenance was under budget. There needs to be an increase in the budget for the Annual Picnic.
- The third sign for the Community was budgeted in 2016, but was never replaced. Jim J. wants to bring this back to the Board.
- The fees that Juno Isles charges for Estoppel fees were brought up and the Board discussed increasing them. The current amounts allowed by Florida law for Estoppel requests are \$299.00 to prepare, an additional \$179.00 for accounts with delinquent fees, and a rush order may be charged an additional \$119.00. Jim J. suggested revising the amounts that Juno Isles charge as Estoppel fees to:
 - \$250.00 to prepare an Estoppel,
 - \$150.00 additional for delinquent accounts, and
 - \$100.00 additional for a rush order.Richard made a motion, Tony seconded the motion, and the revised Estoppel fees were unanimously approved.
- Chris advised he would look into changing to Google Phone as the current system for answering calls to Juno Isles and translating them into emails from the homeowner does not translate voicemails well.
- Jim J. requested Kevin send out a final letter requesting payment of 2022 dues before any late fees are added.

• **Budget for 2023**

- Website maintenance will need to be increased. Jim J. suggested increasing this to \$2,000.00
- Event notices will be increased to \$500.00.
- \$1,000.00 for mailers?
- \$250.00 for extra notices for dues
- Community beautification
- Social- need more garage sale signs. Picnic budget has been increased to \$10,000.00.
- Variance request fees- \$200.00
- Dues income- \$1,500.00 for estoppel
- \$54,900.00 expenditures
- \$74,000.00 in the account
- Motion by Tony, Richard seconded to charge \$155 in dues for 2023. The motion was approved.
- The proposed 2023 budget will be brought back to the next Board meeting for final adoption.

Committee Reports

- **Architectural Committee** – Jim J

- *The Architectural Committee approved the following projects at the beginning of the Board meeting:*
 - *12849 Packwood Rd, replacing existing roof with metal roof.*

- **Covenants Committee** – Kevin

- Megan was not present at this meeting. She emailed the Covenants Committee the violations for March for their approval of letters. Kevin suggested creating a “Fine Committee” as the same people continue to violate the Covenants.

- **Social Committee** - Ron

- Not present.

- **Crime Watch** – Chris

- Nothing to report.

- **Landscape Committee** – Richard

- Courtney advised the Weir project will be discussed at the Northern PBC improvement district meeting on 4/26. They believe they have a solution to this project. If approved at the meeting they will start within the next 40-60 days.
- Richard will look into the plans for the weir and report back.

- **Communications** –

- Jim L. made a motion for our lawyer to contact Frenchman's Harbor Homeowners Association as they are the ones that “are required to install and maintain the stamped asphalt areas in perpetuity.” The County Engineering Department would not handle this because the Declaration of Maintenance Covenants is with Frenchman's Harbor.

❖ **Future Board meeting dates**

The Monthly Board meetings are scheduled for:

- May 4, 2023
- June 1, 2023
- July 6, 20223
- August 3, 2023
- September 7, 2023

❖ **Adjournment**

Kevin made a motion to adjourn the meeting. All members were in favor, and the meeting was adjourned at 9:10 p.m.

