

JUNO ISLES CIVIC ASSOCIATION
April 4, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Thursday, April 4, 2024, 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	
Dave Mastran	Present	
Jennifer McMillan	Arrived at 7:20 PM	
Kevin Ogden	Arrived at 7:32PM	
Courtney Ricks		Excused

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

Resident Comments (3 mins. and no motions)

Wayne Hatton of 1720 Ardley Rd - stated his neighbor located at 1716 Ardley Rd has a Dually truck and parks on the grass. Per JICA Covenants, this is a violation and requested a letter be sent.

Cathy Knapp of 12728 Ellison Wilson Rd- was concerned about orange flags and paint on their yard, which said ATT/D.

Bruce Wyman of 1796 Tudor Rd- no comments.

Approve Minutes: March 7, 2024

Jim J. would like to pass on approving the minutes for the March meeting because they had not been sent out in time and approve them at the next meeting. The Board was in agreement.

Presidents Report

- Jim J. received a flyer promoting an Art Exhibition at the Juno Beach Town Hall and asked if this should be included in an email blast. Jim L suggested items such as these flyers would be best for our Facebook page.

Old Business

- 2024-2025 Budget and Dues :
 - Jim J. passed out a proposed budget that incorporated the recommendations from the March Board meeting.
 - The phone service can potentially be replaced by Google voice, which is free. Chris will look to see if this system would work for JICA.
 - An average of 268 residents paid their HOA dues over the last 3 years.
 - Kevin made a motion to write a letter to delinquent homeowners- give amnesty for the last 3 years. Waive late fees and interest if they pay the principal. If they don't comply in 30 days, lien the house or turn it to the collection agency. Tony says the letter goes out, if you don't pay, lien or collection agency.
 - Dave believes the budget should be based on the number of houses in the neighborhood, not an average of how many houses paid the dues over the past 3 years. Dave asked for the information on putting liens on homes or sending the unpaid residents to a collection agency. After further discussion, Jim J. will ask the lawyer about this process and what it entails. Dave will do research on collection agencies.
 - Kevin amended his original motion to change the number of homes to 337 homes X \$155 per home = \$52,235.00 for dues incomes, then add a line item for unpaid dues 337-260= 77 homes X \$155= \$11,935.00 expense. Add another line item for minus \$11,935.00 for reserves. The line item notation will state the Board will work diligently on getting unpaid dues from residents. Dave seconded. All in favor except Jim. L. objected to the budget format. Motion passed.
 - Separating the purchase of the Juno Isles sign cover from the maintenance line, reducing maintenance to \$4,000.00 and adding a line under repairs and maintenance for the sign cover at \$6,500.00.
 - Treasurer notices/unpaid dues - raise the budget to \$1,400.00.
 - Legal fees- may need a budget amendment during the year.
 - Kevin made a motion to approve the budget with the information above, Dave seconded, unanimously approved.
- Proposal for New Letterhead- to be discussed at the next meeting. Jim L provided Jennifer with the letterhead he developed, Jennifer wanted to make changes.
- Electronic Communication and Documents- Jim L. and Courtney will work on archiving. Dave asked about updating the website. Should anyone find a mistake or missing information on the website, they should send it to Lou.

- Status of Ellison Wilson Street Stamping - Jim L. advised the email from the County Attorney stated "The County Attorney's office has been communicating with Frenchman's Harbor's legal counsel about the HOA's responsibility to maintain and replace the stamped concrete along Ellison Wilson Road, according to the development order and associated Declaration of Maintenance Covenant. The HOA was issued a Notice of Violation on 12/14/23, with a compliance date of 4/12/24. If the date passes and they have not achieved compliance, the matter will be set for a Magistrate hearing, most likely in late spring/early summer."

Treasurer's Report

- \$59,005.34 is in the Valley bank account.
- 2016 Radnor - sold the home, thought they paid the dues, but Kevin had no record of it. Two weeks later, they found the carbon copy of the check and are requesting the standard estoppel fee (\$250.00) be refunded to them due to double payment. The Board unanimously approved refunding the fee.

Committee Reports

- **Architectural Committee** – Jim J.
- Tony is stepping down from this Committee and Dave will join the committee
 - 12787 Ellison Wilson Road Metal Roof- Jim L. moved to approve, Jennifer seconded, unanimously approved
 - 1861 Juno Isles Blvd. Metal Roof- Jennifer moved, Jim L. seconded, unanimously approved
 - 1880 Tudor Road Cement Tile Roof- Dave moved to approve, Jim L. seconded, unanimously approved
 - 2073 Ascott Circle Fence in BackYard- Dave moved to approve, Jim L. seconded, unanimously approved
 - Items for next month:
 - 12821 Ellison Wilson Rd- Variance Request for rear extension
 - 2124 Ascott Rd- teardown and rebuild
- **Covenants Committee:** status of enforcement
 - 2136 Ardley Court- Kevin will report the RV to the county.
 - 2060 Ascott - signs in the swale- Megan will send a letter.
 - Timing of dumpsters/pods- send a letter to the homeowner and ask for an estimated timeline for items to be on site. Lou made a motion to write a letter to encompass this information and bring it to the Board next month. Jim L. asked if there is a variance to the covenants. This will be tabled until the next meeting.
 - Placement of plants in swales- there are a couple of houses where the foliage is hanging over sidewalks. Jim J. and Jim L. will speak to them.
- **Social Committee** - Ron

- Garage sale- 4 large signs were stolen and will need to be replaced.
- **Crime Watch – Chris**
 - Nothing to report.
- **Landscape Committee – Tony**
 - Tony is getting quotes on landscaping companies. Jim J. asked the Board members to look at the front island and come back with ideas on re-landscaping.
- **Communications –**
 - Nothing to report.
- **New business**
 - Nothing.
- **Future Board meeting dates**

The Monthly Board meetings are scheduled for:

- May 2, 2024
- June 6, 2024
- CONFIRMED NEW DATE: July 11, 2024
- August 1, 2024
- September 5, 2024
- October 3, 2024
- November 7, 2024
- December 5, 2024
- **Adjournment**

Dave made a motion to adjourn the meeting which was unanimously approved. The meeting was adjourned at 9:34 p.m.