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JUNO ISLES CIVIC ASSOCIATION
May 2, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Thursday, May 2, 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 7:02 p.m. The following Board members were present:

Chris Bauchman		Excused
Lou Conter	Present	
Tony Foley	Present	
Ron Hoehmann		Excused
Jim Jackson	Present	
Jim Lilli	Present	
Dave Mastran		Excused
Jennifer McMillan	Present	
Kevin Ogden	Present	
Courtney Ricks	Present	

Megan Morrissey was absent from the meeting.

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

Resident Comments

Bruce Wyman, 1796 Tudor Rd - Had complaint about a covenants violation letter he received that was not specific about the violation or the name on the envelop. He isn't sure if is about a boat or RV not being behind a fence (he doesn't own a boat). Second issue, the envelop was addressed to "Juno Isles Resident" not to him personally. He also felt there should be a photo enclosed.

Bruce also requested the next JICA newsletter explain that JICA is a not for profit organization and that the Board is not paid. He had further questions about JICA being a Civic Association or an HOA.

Marcus Haniman, 1813 Tudor Rd - Had complaint about a covenants violation letter that his RV was in his drive. He stated it was only in the drive two days of the entire month while he was loading and unloading it and was absent all other days.

Jim L. asked Marcus about his failure to pay dues. Following a contentious discussion Marcus said he wanted to pay at the meeting for 4 years of dues. An accurate bill was not possible at that time because late fees and interest charges needed to be calculated.

Approve Minutes: March 7, 2024 and April 4, 2024.

Jim J. made minor clarifying additions to the March minutes:

- Motion for President to not be chair of a subcommittee *failed*.
- Dave made motion *to approve* roofing of house on Ascott Circle.
- Dave made motion *to approve* roofing of house on Ardley Road.

With the above clarification, the March and April minutes were unanimously approved.

Presidents Report

- On the points raised by Bruce and Marcus, the Board does have room to improve our procedures regarding the covenants, and we will work on that.
- The focus of tonight's meeting is Old Business and a Variance Request.

Old Business

Delinquent Dues

- Jim L passed out a color-coded spread sheet of delinquent dues based on Kevin's recent work.
 - o Kevin cautioned that the list is a snapshot and will change as payments are received.
 - o Jim J. wants a process that checks an updated list before a covenant violation letter is sent out.
- A discussion of amnesty from late fees and interest and a payment due in 20 or 30 days seemed to end with a proposal from Kevin and second from Jennifer for no late fee and no interest. This was superseded by later resolution on Round 1 letters and Round 2 letters.
- The first late dues collection letters (Round 1) are not to be certified, will contain \$10-year late fee, but an amnesty from interest – no interest, if paid within 30 days.
 - o A draft late-dues letter will be prepared by Courtney and Jim J. for presentation at the next meeting.
 - o If multiple people are listed on the deed and/or with multiple addresses, we must send letters to all.
 - o There was a brief discussion of the value of a collection agency vs a lawyer. A lawyer would add their cost to any collection effort as well as to a lien, which could be significant.
 - Jim J – We should do as much as we can before using the lawyer.
 - o Kevin needs help preparing this material. Lou volunteered.
 - o Jim J will send blast emails announcing the mailing of the collection letters before each round of letters.

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- The Round 2 letters are to be in a legal format specified in Chapter 720, Florida Statutes and are to be mailed certified, contain \$10-year late fee, with interest at 18% year, payable in 30 days, and will describe the Florida Statute 720 lien assessment process. Lou proposed; Jim L seconded. Unanimously approved.
- Round 3 action discussion – give the letters to the attorney to begin the process to place a lien on the property. This will cost \$350 hour for the lawyer and if collected we get dues and their fee; if not collected, it may not result in money for the Association.
- Jim J. distributed a draft revision of the Juno Isles Bylaws section on Failure to Pay Dues, by email yesterday for review and discussion which included a new paragraph that addresses the withholding of services for failure to pay dues.
 - o Jim J feels this is needed before the Board withholds architectural approval, etc.
 - o The Board should review and make proposed modifications for the next meeting.

New Letterhead

- Modifications of style and useability were proposed.
- Discussion to continue at next Board meeting.

Treasurer's Report

- \$59,383.84 is in the Valley bank account.

Committee Reports

● **Architectural Committee** – Jim J.

- 2124 Ascott Road has been torn down but no plans for a new house have been submitted to Juno Isles for approval, although a permit request has been submitted to Palm Beach County. Their architect did not return a call.
- 1824 Tudor – no response to denial letter of proposal for postmodern design.

Variance Request Hearing Before the Entire Board

12821 Ellison Wilson Road, Marc Dober –rear extension to house.

- o Extension would go 5 feet into the 20 feet JICA rear setback.
- o Adjacent neighbor qualifies support due to closeness of his house to the proposed addition as well as issues with fence, palms and tree.
- o Jim J. proposed tabling further discussion until additional information can be gathered for discussion at the Board meeting planned for May 9, 2024.
 - Tony made the motion; Courtney seconded. Motion approved. The applicant agreed with tabling the motion.

- **Electronic Communication**

- Jim L. - Couldn't login to "Board at Juno Isles" or see committee breakout – not working properly.

New business

- Nothing

Future Board meeting dates

A special Board meeting is scheduled for May 9, 2024, to continue the Variance Request Hearing, discuss late dues collection letter and Bylaws and complete the remainder of the May 2, 2024, meeting agenda.

The regular monthly Board meetings are scheduled for:

- June 6, 2024
- July 11, 2024
- August 1, 2024
- September 5, 2024
- October 3, 2024
- November 7, 2024
- December 5, 2024

❖ **Adjournment**

Jim L. made a motion to adjourn the meeting, Jenifer seconded - unanimously approved. The meeting was adjourned at 9:30 p.m.