

APPROVED

JUNO ISLES CIVIC ASSOCIATION
June 6, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association was held on Thursday, June 6, 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 7:04 p.m. The following Board members were present:

President	Jim Jackson	Present
Vice President	Jim Lilli	Present Left at 9:00 pm
Secretary	Lou Conter	Present
Treasurer	Kevin Ogden	Present 7:10 pm
Board member	Chris Bauchman	Present
Board member	Tony Foley	Present
Board member	Ron Hoehmann	Present
Board member	Dave Mastran	Present
Board member	Jennifer McMillan	Present 7:14 pm
Board member	Courtney Ricks	Excused

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

Resident Comments (3 mins. and no motions)

Scott Stewart - 12915 Barrow Rd

Pete & Gene Lashenka - 2024 Ardley Ct

Approve Minutes: May 9, 2024

The Board reviewed the minutes of the May 9, 2024 Board meeting.

- Multiple covenants' violations at 12858 Packwood were brought forward from the May 9 meeting, discussed and shown under the Covenants Committee section below.

Tony moved to approve the amended minutes and it was seconded by Lou. The minutes were unanimously approved as amended.

Presidents Report

- Legislature regarding HOA is changing
 - House Bill 59-Provision of Homeowners' association rules and covenants
 - We must provide our covenants and rules - digital or paper - to all members of the Association,
 - CS/HB 293- Hurricane Protections for Homeowners' Association
 - We cannot deny certain hurricane protection efforts for houses in the community. Certain roofing may be an issue and we should defer to the county interpretation of this bill.
 - CS/CS/HB 1203 -Homeowners' Association (this bill has been signed by the Governor)
 - As of 7/1/24 interest on late dues can only be simple interest, not compounded.
 - Each of us is required to complete 4 hours of HOA centric education annually.

Old Business

- Proposal for New Letterhead - work in progress
- Electronic Communication and Documents - Jim L. can now access the VP email.
 - The website needs to be rebuilt as the application is no longer supported by the developer. The cost will be \$1,775 to redevelop using WordPress with no down time. Jennifer will send Lou information regarding possible website options/layouts, etc.
 - Kevin suggested looking into a portal type page on the website for residents, which could include covenant enforcement, dues, documents for residents only. Then have a public facing site for generic information.
- Ellison Wilson Street Stamping- No new updates

Treasurer's Report

- 2024 Budget and Dues Collection
- Dues noticed were mailed on 5/10/24 which included delinquent and new dues.
- 2024 67% paid, which equals 225 homeowners
- 2023- 91% (32 unpaid)
- 2022 89% paid (36 unpaid)
- 2021- 94% paid (20 unpaid)
- 2020- 97% paid (11 unpaid homes)

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- 1984 Juno Isles Blvd was delinquent for 2017, 2018 and 2022. The homeowners found a record of their 2017 & 2018 dues. They also insisted they paid 2022, but their bank only gives a 6 month record of bank statements. Kevin moved that the Board accept their verbal confirmation that they paid 2022 and asked the board to accept this. Lou seconded, unanimously approved. The basis for the approval of this is due to the inaccuracy of the HOA's records for their 2017 & 2018 dues.
- The second letter for delinquent dues - Kevin updated the second later. This final letter will be sent out after 6/15/24. Kevin moved to approve this letter with verbiage,; Lou seconded the motion. Jim J. would like the Attorney to add verbiage to this letter, prior to sending it to residents, if needed. Unanimously approved. Jim J will have the attorney review letter.
- Kevin moved that any house that has a Covenant Violation and does not pay their delinquent dues by 7/31/24, should go straight to the county. All were in agreement. Any delinquent homes will not be allowed to attend the annual picnic, cannot win any contests, will not be able to have any architectural committee approval and can not vote.
- \$105,457.45 is in the Valley National Bank account.

Committee Reports

- **Architectural Committee** – Jim J.
 - 12915 Barrow Road- fences - Jim L. motioned to approve, Dave seconded the motion, unanimously approved.
 - 2124 Ascott Rd- New House- Dave motioned to approve, Jennifer seconded the motion, unanimously approved
- **Covenants Committee** - No chairperson
 - a. Status of Enforcement
 - i. 12858 Packwood: gate/fence that blocks view of boat not approved by Board or PBC. Letter of violation from Arch Committee or other? Trailer violation is also an issue. Defer to the July meeting.
 - b. Impact of new State Law on covenants
 - i. Per signed HB 1203- trucks, including dually trucks, are allowed to be parked in driveways. Violation letters can be sent if trucks are in the swale.
 - c. Time for dumpsters-pods. Moved to the July Board meeting.
 - d. Placement of plants in swales. Moved to the July Board meeting.
 - e. Boats, vehicles in swales. Moved to the July Board meeting.
- **Social Committee** - Ron
 - July 4th Parade- Corner of Ardley Ct & Ardley Rd
 - Kona Ice - 11am
 - Fire truck- 10am

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- Goodie bags for the kids
 - Table, trash bags, trash cans need to be provided to Pete prior to.
 - Annual Picnic- December 7
 - **Crime Watch – Chris**
 - Nothing to report.
 - **Landscape Committee – Tony**
 - Electrical system and landscaping on front island
 - Tony will get multiple quotes
 - Jennifer has a quote from Magic bubbles to pressure wash the three signs for \$250.00, twice a year. Jennifer will send the quote out to the Board. The Board will vote on this next meeting.
 - Jennifer emailed to the Board information on the third Juno Isles sign for discussion at the next meeting.
 - **Communications – No chairperson**
 - Nothing to report.
- ❖ **New business**
- Annual Meeting will be 11/14/24
 - Storage unit - Jim J. wants to purchase rolling shelving for the storage unit. Kevin moved to allow the purchase of these items, Ron seconded. Unanimously approved by those who were still present.
 - Jim J discussed that because storage unit costs are increasing, currently \$205 mo, we should move to a new unit in the same business for less cost by taking advantage of online pricing opportunities.

❖ **Future Board meeting dates**

The Monthly Board meetings are scheduled for:

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

❖ **Adjournment**

The President adjourned the meeting at 9:34 p.m..