

APPROVED

JUNO ISLES CIVIC ASSOCIATION
July 11, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association was held on Thursday, July 11, 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 7:00 p.m. The following Board members were present:

President	Jim Jackson	Present
Vice President	Jim Lilli	Present
Secretary	Lou Conter	Present
Treasurer	Kevin Ogden	Present via telephone
Board member	Chris Bauchman	Present
Board member	Tony Foley	Present
Board member	Ron Hoehmann	Excused
Board member	Dave Mastran	Present
Board member	Jennifer McMillan	Present
Board member	Courtney Ricks	Excused

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

Resident Comments (3 minutes and no motions)

- Bob Pollak- 1939 Crafton Rd- no comments
- Anne O'Shea- 12816 Longford Rd- no comments
- Marcus Haniman- 1813 Tudor Rd- no comments
- Bruce Wyman- 1796 Tudor- Muscovy Duck population increasing to approximately 30-35. He would like to have a neighborhood communication program regarding this issue as well as the issue of iguanas in our community. Northern PBC Improvement District needs to be involved as owner of the lake.

Approve Minutes: June 6, 2024

The Board reviewed the minutes of the June 6, 2024 Board meeting. Lou moved to approve the minutes and it was seconded by Tony. The minutes were unanimously approved as amended.

Presidents Report

- Legislative - Jim J. and Jim L. met with the Attorney to discuss the 2024 legislative changes. That discussion was covered later in the meeting.
- We need to recruit new Board members for the upcoming term.
- Jim J. will be leaving the Board when his term is up in November 2024.

Old Business

- Proposal for New Letterhead - work in progress

Treasurer's Report

Budget and Dues Collection

- As of April 20- 124 homes had delinquent payments
- As of July 11- 42 homes have one or more years missing payments, which include 2024.
- After the May and June dues notices:
 - The 2021 dues owed have dropped from 45 to 10,
 - The 2022 dues owed have dropped from 73 to 20
 - The 2023 dues owed have dropped from 73 to 18.
 - The 2024 dues owed now stands at 38 homes.
- Numerous home owners expressed surprise because they had not received any notices prior to this and asked the Board to waive the late payment and interest payments, or they have refused to pay them.
- Guidance from our attorney: any dues over 5 years (2019 and earlier), that had not been pursued, are not legally collectable. For 2020-2024, if a payment is late by the due date, the debt should be referred to the attorney for collection, with no special treatment for any one homeowner.
- The second dues letter (multi-year due/ certified) was mailed on June 18. The second dues letter for 2024 dues only was mailed on June 20. Both letters had a due date of July 31.
- The attorney also advised that the Treasurer has some authority on how to handle the Boards expenses, with the obligation to provide a report to the association.
- 2024 dues collection will continue as usual. For 2023 or earlier, a third letter will be sent, for payments not received by July 31, that all further communication will go through the attorney. The Board will have to pay the attorney, then the fees would be paid by the homeowner.
 - As of today, the third letter would go to approximately 24 homes.
- Outstanding dues are \$18,263.00; \$11,000.00 is from 2022-2024.
- For 2019 and earlier years, \$4,433.00 would be written off, not collectible.
- Two letters were received from homeowners regarding grievances on the late payments.
- Dave made the motion: In order to resolve potential legal disputes, the board is giving the authority to the treasurer to handle dues issues on an individual basis.

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The Treasurer can waive interest, but collect late fees and principal.
Unanimously approved.

- Valley national bank balance \$103,701.76.
- Two estoppels were sent in - 1828 Ardley Rd, 1930 Ardley Rd.

Committee Reports

- **Architectural Committee** – Jim J.
 - 1700 Juno Isles Blvd- revised driveway, walkway and patio- no discussion is needed. Work is being done in the current footprint and does not require Committee approval.
 - 12795 Packwood Rd - Fence- No discussion needed. Original construction application, showing a fence, had previously been approved.
- **Covenants Committee** - No chairperson
 - Status of Enforcement
 - Impact of new State Law on covenants
 - New law- work vehicles, trucks, logos- as of now, they are allowed in HOA's.
 - Anything the Board will spend money on must be posted on the website before it is voted on.
 - The Attorney advised everyone must be treated equally, this includes Covenants violations.
 - Time for dumpsters-pods. Moved to the August Board meeting-
 - Lou would like to discuss waving the 45 day limitation of POD/Dumpster and amending the covenants to address this change. This will be discussed at the next Board meeting.
- **Social Committee** - Ron
 - July 4th Parade- Follow up- Courtney emailed a spreadsheet on the expenses to the Board for repayment.
 - A checklist should be made in the future of all items needed for these types of events.
- **Crime Watch** – Chris
 - Nothing to report.
- **Landscape Committee** – Tony
 - Electrical system and landscaping on front island. Still seeking an electrician willing to work on our small job. Two prospective companies were identified for the job.
- **Communications** – No chairperson
 - Lou has looked over the website information Jennifer provided last meeting. He is hoping to meet with a vendor soon and come back to the Board at the next meeting.

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New business

- Need for new Board members
 - Two vacancies currently; at the annual meeting there will be 3 vacancies.
- New Legislation- new and appointed board members. "Newly elected or appointed directors must complete an approved 4-hour education course within 90 days of their election or appointment. Additionally, they must sign a written certification affirming that they have read and will uphold the association's governing documents."

Future Board meeting dates

The Monthly Board meetings are scheduled for:

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

Adjournment

Jim J. adjourned the meeting at 8:47p.m.