

APPROVED

JUNO ISLES CIVIC ASSOCIATION
August 1, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association was held on Thursday, August 1, 2024, at the Ocean View United Methodist Church, 701 Ocean Drive, Juno Beach.

Roll Call and Call to Order

President Jim J. brought the meeting to order at 7:05 p.m. The following Board members were present:

President	Jim Jackson	Present
Vice President	Jim Lilli	Present
Secretary	Lou Conter	Present
Treasurer	Kevin Ogden	Excused
Board member	Chris Bauchman	Present
Board member	Tony Foley	Excused
Board member	Ron Hoehmann	Unexcused
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 mins. and no motions)

No residents present.

Approve Minutes: July 11, 2024

The Board reviewed the meeting minutes and clarified some of the wording. Lou moved to approve the amended minutes and it was seconded by Jennifer. Jim. L. objected - perceiving a lack of transparency that the names of the residents requesting waivers was not included in the minutes. The minutes were approved as amended.

Presidents Report

- September and October Board meetings will be held in the fellowship hall.

Old Business

- The Board must provide funding for each Board member to complete 4 hours of State mandated HOA training annually. An on-line class is available for \$194 per student. <https://www.flcaa.com/board-certification-condo-hoa-fl>

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- The budget line needs to be discussed.
- Jim L. recommended not voting on this tonight but waiting for the new Board elected in November. This will ensure that funds are conserved and not used for current Board members who are leaving.
- New Board members are needed - bylaws require an Election Committee be established between 30 days and 60 days before the annual meeting on 11/14/24. Therefore, the committee would have to be appointed at the October meeting.
- A list of all members eligible to vote at the annual meeting must be completed by 9/14/24.
- Proposal for New Letterhead - work in progress
- Status of Ellison Wilson Street Stamping - Jim L. monitoring. 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 of 2025."
- Referrals to County- April minutes: 2136 Ardley Court- Kevin will report the RV to the county. Status.
- Website improvement and recommendations.

Treasurer's Report - Kevin not present.

- No report.

Committee Reports

- **Architectural Committee** – Jim J.
 - 12775 Packwood Road- parking space and fence with gate- No package has been submitted for committee review.
 - 12867 Packwood Road- New roof - Dave moved to approve, Jim L. seconded, unanimously approved.
- **Covenants Committee** - No chairperson
 - Status of Enforcement - the two RVs and pressure washer in our community continue to be violations.
 - Dave raised discussion about a house in the community with 5 cars that generally block the sidewalk. No definite action was recommended.
 - 1861 Juno Isles Blvd and 12585 Packwood Rd- have non compliant fences. Violates covenants and PBC rules. Reference covenant paragraph VI, subparagraph 6- fences.

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- a. Megan will draft a letter for these properties to the residents and send a draft to the Board for approval.
- Time on-site for dumpsters and pods - Lou provided the proposed letter for PODS/dumpsters. This letter will be voted on at the next meeting.
- Political signs -clarification was made on “events” and “elections” when it comes to the political signs. Several political signs are in the swale, which is a covenants and PBC violation.
- HB59 gives the Board until 10/1/24 to provide each resident notice that our rules and covenants are accessible from the home page of our website. Our primary means of notification will be email, secondary will be by mail. The website will be updated and the 2024 minutes will be posted.
- **Social Committee** - Ron - not present.
 - No report.
- **Crime Watch** – Chris
 - Nothing to report.
- **Landscape Committee** – Tony - not present
 - No report.
- **Communications** – No chairperson
 - No report.

New business

- Website - Lou gave the Board members a handout about the different website options. Board members will review the handout and the discussion will continue next meeting.

Future Board meeting dates

The Monthly Board meetings are scheduled for:

- September 5, 2024- in the fellowship hall
- October 3, 2024- in the fellowship hall
- November 7, 2024
- December 5, 2024

Adjournment

The President adjourned the meeting at 9:27 p.m.