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JUNO ISLES CIVIC ASSOCIATION
October 3, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association was held on Thursday, October 3, 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 7:03 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
Board member	Chris Bauchman	Present
Board member	Tony Foley	Excused
Board member	Ron Hoehmann	Present
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)

Brad Peebles- 1823 Tudor Rd - Brought the new FEMA map which shows Juno Isles houses not previously in the flood zone. He provided the Board members handouts regarding this new information, to include phone numbers and websites. He advised an Elevation certificate may be obtained through a process with the County that may exclude a property from the flood zone.

Bruce Wyman- 1796 Tudor Rd- curious why signs on the swale are a big deal.

Ed and Kathy Knapp - 12728 Ellison Wilson Rd- no comments.

Scott Stewart - 12915 Barrow Rd- no comments

Marcus Haniman- 1813 Tudor Rd- no comments

Approve Minutes: September 5, 2024 Board Meeting.

The Board reviewed the September meeting minutes. Dave moved to approve the minutes. Jim L. seconded the motion. The minutes were unanimously approved.

Old Business

1. Approval of Scott Stewart as Board Member
 - a. Jim L. moved to accept Scott as a new Board Member for the month and allow him to be up for a two year term at the election at the Annual Meeting in November. Lou seconded the motion. Motion unanimously approved.
2. Appointment of Elections Committee
 - a. Jim J. will ask Courtney, Pete and Mike Cox. Dave volunteered along with Jim J. Unanimously approved.
3. Annual Meeting Preparations and mailout
 - a. Since the changes to state law now require posting of documents on our website, Jim J. proposed having a one or two page letter that referenced the website. Since the Board is not proposing any amendment to the covenants, we will only need one mailout. Jim J. is requesting articles and will send information to the Board.
4. New FEMA Maps
 - a. See Brad's comments above.
5. Return of documents to Storage Unit
 - a. The Board currently spends in excess of \$2,100.00 a year for the storage unit. Dave proposes moving to a 5x10 unit(\$108 a month) and requests a folding table, along with two more shelving units on wheels. Kevin advised he would assist in getting the new unit set up on the financial side. There was no motion/further discussion on the table and rolling shelves.
6. Transfer of President and Treasurer Key responsibilities to maintain business continuity, appointments/vote
 - a. Jim L. made a motion "to authorize board members to sign checks and utilize credit cards on behalf of the Association. Therefore, be it resolved, that Christopher Bauchman, as a member of the Board and Kevin Ogden, Treasurer of JICA, be authorized to sign for the JICA checking account, currently with Valley Bank. Be it further resolved, that all other previously authorized signers on the checking account, including but not limited to Judson Whitehorn, Louis Vilardo and Blas Contreras, be removed as signers on the account. Be it further resolved, that Kevin Ogden, and Christopher Bauchman, be authorized credit card holders on behalf of the association." Dave seconded, unanimously approved.
 - b. A Special meeting will be held on 10/10/24 at 7:00pm to approve the meeting minutes and finalize the mail outs for the Annual Meeting.
7. Update on magistrate hearing regarding pavement stamping on Ellison Wilson Road
 - a. County had a hearing, no evidence was presented that Respondent failed to maintain the stamped asphalt sections prior to the time the County resurfaced the road and removed them. Resolution 2010-2052 states Respondent was required to install and maintain

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the stamped asphalt sections in perpetuity; it does not say it has to replace them. Therefore, the County did not meet its burden to demonstrate that respondent is in violation of article 2.A.11 of the Palm Beach County Unified Code since Amended Condition R6 does not require that Respondent replace the stamped asphalt sections after they were removed during the County's resurfacing of Ellison Wilson Road. Prosecution costs shall not be imposed against the Respondent. The County engineer will monitor the speed on the road, he will report his findings to the Sheriff's office.

Treasurer's Report - Status of Dues Collection and Budget

1. \$107,453.33 in the Valley National Bank account.
2. Discussion of multi-year delinquent accounts
 - 8 homeowners who were past due are now up to date
 - 22 with delinquent dues
 - 8 owe for 2024
 - 14 are still outstanding for earlier than this year's dues
 - The attorney is willing to send a letter telling residents to pay their dues. He would charge \$500.00-\$1,000.00 total for the 14 homes. The attorney does not believe the letters previously sent out are "notice of late assessment" letters towards the official timeline for the process of lien. The Board chose not to have an attorney send any letters at this time.
3. Reimbursement for replacement US flag
 - Kevin moved to reimburse the homeowner who replaced the flag, Dave seconded, unanimously approved.
4. Budgeted \$52,000.00 dues income and received \$74,000.00 for dues income, which balances out the budget.
 - Insurance and legal services have been the big expenses for the year.
5. Hiring Tax Preparation firm for income tax
 - The Board is behind in filing taxes for three years. Kevin moved to use Accurate Insurance and Tax Services, who offered to do the taxes for \$350.00 per year. Ron seconded, unanimously approved.

Committee Reports

- **Architectural Committee** – Jim J.
 - a. 1848 Juno Isles Blvd- metal roof - Jim L. moved to approved, Jennifer seconded, unanimously approved
 - b. 1861 Juno Isles Blvd- fence - covenants issue and incomplete package so no vote at this time. The covenants committee will send a letter.
 - c. 12805 Longford Road- detached pergola- rejected due to incomplete packet.

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d. 1780 E Ascott Cir- new roof - Approval request was not received in time to allow 48 hours posting on the website before the meeting per the new state law so the formal vote will be at the October 10, 2024, meeting. Informally, Jim L. moved to approve, Jennifer seconded, unanimously approved.

- **Covenants Committee** - No chairperson
 - 12858 Packwood Rd- unpermitted fence - letter to be sent to request the remaining fence be removed.
 - 1861 Juno Isles Blvd- letter to be sent to request the PBC permit
 - 1951 Crafton Rd- Homeowner currently converting detached garage into ancillary building without prior Architectural committee approval and leaving property without a garage as required by the covenants. Jim L. moved for the Attorney to send a cease and desist letter, Kevin seconded the motion. unanimously approved.
- **Social Committee** - Ron
 - Halloween decorations contest- 3 categories.
- **Crime Watch** – Chris
 - Nothing to report.
- **Landscape Committee** – Tony - not present
 - Front Island electrical work- Bradford Electric quoted JICA \$1,150.00, plus cost of fixtures to fix the electric on the front island. Lou moved to approve using Bradford Electric. Ron seconded, unanimously approved.
 - Front Island holiday lighting contract - Holiday Seasonal Lights provided the lighting for the Front Island last year. Dave moved to use Holiday Seasonal Lights at the same price as last year, \$1,000.00. Lou seconded, unanimously approved.
- **Communications** – No chairperson
 - Nothing reported.

New business

- Adopting guidelines and providing advisory comments to NPBCID on bulkhead, dock and boatlift requests. Jim J. provided background information on the proposal. While Juno Isles cannot require approval of projects outside individual lots, it does have the legal authority to provide advisory comments to the permitting agencies. The Board will discuss this at future meetings.

Future Board meeting dates

Special meeting: October 10, 2024

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Regular Board meetings are scheduled for:

- November 7, 2024
- November 14, 2024 at end of Annual Meeting
- December 5, 2024

Adjournment

The President adjourned the meeting at 9:45 P.M.