

APPROVED

JUNO ISLES CIVIC ASSOCIATION
September 5, 2024,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association was held on Thursday, September 5, 2024, at the Ocean View United Methodist Church, 701 Ocean Drive, Juno Beach.

Roll Call and Call to Order

Vice President Jim L. brought the meeting to order at 7:02 p.m. The following Board members were present:

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

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.- Scott would like to join the board. The board will vote on this at the October meeting. Scott will submit a short bio to Jim L.

Approve Minutes: August 1, 2024

The Board reviewed the August meeting minutes, Lou moved to approve the minutes. Jennifer seconded the motion. The minutes were unanimously approved as amended.

Old Business

- New Board members are needed
- Jim L. will send an email to Commissioner Marino seeking an update on the magistrate hearing regarding Frenchman's Harbor paying for the pavement stamping of Ellison Wilson Rd.

Treasurer's Report - Status of Dues Collection and Budget

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- \$110,036.81 in the Valley National Bank account.
- Delinquent dues total \$12,417 - approximately \$9,000 from the last 5 years, \$4,000 from 2024.
- 2024 delinquent homeowners will get an additional notice, with late fees and interest included; they have already received two notices.
- Kevin recommends having the attorney pursue the delinquent homeowners for the previous 5 years, excluding 2024 delinquencies. After discussion, the Board asked Kevin to contact the attorney to identify the costs associated with the process to include, how much does it cost to place a lien? What are the conditions that trigger the lien for foreclosure?
- It may be possible at some point to collect dues prior to 5 years back through the estoppel process.
- Lou received reimbursement for mailing the certified letters to multiyear delinquent properties (second notice) and for replacing flag retention clips on the flagpole on the front island.

Committee Reports

- **Architectural Committee** – Jim J. - not present
 - 12753 Longford Rd- Tile Reroofing- Courtney moved to approve, Jennifer seconded; unanimously approved.
 - 12794 Packwood Road- Pool resurfacing and shelf extension - Dave moved to approve, Jennifer seconded, unanimously approved.
 - 1848 Juno Isles Blvd- Metal roof- the committee rejected the application as they do not have enough information at this time.
- **Covenants Committee** - No chairperson
 - Status of Enforcement - Megan to send a letter to the owners of 12858 Packwood Rd and 1861 Juno Isles Blvd regarding the unpermitted fences.
 - Dumpsters and PODS- Megan will send letters to the houses with PODS/Dumpsters, after they are there for 45 days.
- **Social Committee** - Ron
 - Annual picnic - community participation get together: Quote for bounce house- \$1,308.00, Scoop Coop(Ice cream)- \$1,448.00 for 150 servings- \$700.00 deposit needed to hold the date, \$5,500.00 for Park Ave BBQ
 - Halloween decorating contest- same categories as last year.
- **Crime Watch** – Chris
 - Not present.
- **Landscape Committee** – Tony - not present
 - Lou will give Tony vendor fliers for Holiday lighting of the front island to consider along with the past vendor.
- **Communications** – No chairperson

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- Website- Lou recommends keeping the website as is, but create google docs for Board Member use only. Courtney advised she would be willing to help with communications, if there is an updated system.
- Kevin said that investing in a professional grade application to manage accounts - financials, violations, electronic notifications of payments, member portal - a comprehensive HOA management application is what is needed.
- Lou has looked at 9 HOA management sites that meet Kevin's description, two stand out as viable but the cost is \$2300 - \$3500 per year vs \$240 per year for Robert to host the website plus use of Google docs for financials and minutes.
- Any website/ HOA management software will be reviewed and decided upon once the new Board is elected in November.

New business

- New flood zone map- Juno Isles may be in the zone. If so, homes will need flood insurance. There is a meeting September 26, 2024 at the Jupiter Community Center 5:00 P.M. to 8:00 P.M. to discuss this.
- Jim L. -As we transition to a new board president and treasurer, it's important that no resident concerns are missed. To ensure seamless communication, the board's email will be included in all committee correspondence. This will keep the entire board informed of resident matters. The board agreed. Jim will contact Robert to set this up from the website.
- Dave was concerned about the storage unit and the items that should be in there. He is willing to organize the unit with help.

Future Board meeting dates

The Board meetings are scheduled for:

- October 3, 2024- in the Fellowship Hall
- November 7, 2024
- November 14, 2024 at end of Annual Meeting
- December 5, 2024

Adjournment

The Vice President adjourned the meeting at 8:55 P.M.