

APPROVED

JUNO ISLES CIVIC ASSOCIATION
April 3, 2025,
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association was held on Thursday, April 3, 2025, at the Ocean View United Methodist Church, 701 Ocean Drive, Juno Beach.

Roll Call and Call to Order

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

President	Jim Lilli	Present
Vice President	Courtney Ricks	Excused
Secretary	Scott Stewart	Present
Treasurer	Chris Bauchman	Present
Board Member	Tom Ellefson	Present
Board Member	Tony Foley	Excused
Board Member	Ron Hoehmann	Present
Board Member	Jim Jackson	Present
Board Member	Dave Mastran	Present
Board Member	Jennifer McMillan	Present

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

Approve Minutes: March 6, 2025 monthly meeting

The Board reviewed the monthly meeting minutes for March 6, 2025. Scott moved as amended, Tom seconded. The minutes were unanimously approved as amended.

Old Business

- Jim L. is waiting on the name for the new Director of real estate from FPL to discuss the front island and potential new contract/negotiations. Believes we should try to maintain the grounds where the sign is located. He will speak with Tony about asking the landscapers to maintain the foliage around the sign.
- Dave asked what happened to the research Lou did for a new website. Jim J. explained that the findings were that the Board would have to “rent” the website and also need a board member who is willing to spend the time to maintain the website. Dave would also like more detail in the minutes. After further discussion the Board agreed that if there is something of importance they want in the minutes, they will make sure they tell Megan to capture those specific details into the minutes.

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- Jim J. will speak with Tony regarding the beautification of the island and will come back to the board with a plan of action.
- Muscovy ducks- The Board has decided they will send out emails encouraging the community to not feed the ducks as they have become a nuisance to their neighbors.

Resident Comments (3 mins. and no motions)

a) None

Treasurer's Report

- \$92,599.35 is in the National Valley Bank account. 92 2025 dues have been paid.
- A new account has been opened at TD Bank and JICA funds will be moved over to TD Bank.
- Dave requested a deadline date for the 2025 dues. He objects to the email blast for dues and wants a letter to be sent out. Jim J. will contact Courtney to follow up on mail chimp. Dave would also like documents for JICA monies spent.

New Business

a) New Law firm, fees – Dave requested. The Board is in agreement that they will look for a new lawyer. Scott is screening potential lawyers and will get other names and bring his findings to the Board next month.

b) Delinquent dues letter per FL 720.3085 – Dave requested. On hold until a new lawyer is hired.

c) Updated list of residents with delinquent dues for 2 or more years – Dave requested. Jim L. advised the same 12 houses.

d) Violations – Tom. a resident emails covenants regarding an AirBnB nightly rental, which he will take care of. He wants to spearhead speaking with NPBCID to look at the rules/guidelines for the use of the lake (whether we adopt a different community or FWC), safety on the water and overall architecture on the lake (installation of seawalls/docks). Tom will reach out to Jeff from the Boat Owners Association to discuss safety issues he has seen.

e) Scott has created a spreadsheet to go through the covenants and would like the Board members to go through them as well. Scott's main purpose of this is to look for guidance from the Board, what is the overall feeling? Are we looking to repair them or get rid of some of them? Scott will write the summary column. Jim J. recommended each member look at all of the covenants, then choose 3 or 4 covenants they think are most important, then bring it to the Board next meeting. There will be a separate workshop set up for this.

President's Report

Received a letter from a resident about 3 dead oak trees on Ellison Wilson Rd. The resident spoke to PBC who said it is JICA's responsibility. Jim L. has reached out to

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PBC multiple times with no response. Jim J. believes there may be a MOU for this, along with a grant from the County for the trees and JICA maintains. Dave requested to see the MOU/document that states this. Jim J. will look for the document for the next meeting.

Future Board meeting dates

Regular Board meetings are scheduled for:

- May 1, 2025
- June 5, 2025
- July 10, 2025
- August 7, 2025
- September 4, 2025
- October 2, 2025
- November 6, 2025
- December 4, 2025

Adjournment

Dave moved to adjourn the meeting, Scott seconded, meeting adjourned at 8:47 P.M.