

JUNO ISLES CIVIC ASSOCIATION
April 6, 2009
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, April 6, 2009, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:02 p.m. The following Board members were present:

Felice Beyer	Present	
Bob Bittenbinder	Present	
Blas Contreras		Excused
Susan Czelustra	Present	
Wayne Hatten	Present	
Jim Jackson	Present	
Linda Lindquist	Present	
Mary Ann Martin	Present	
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo	Present	

❖ **Approve Minutes:** Louis Vilardo

March 2, 2009 – Bob Bittenbinder made a motion to approve the minutes as amended. Linda Lindquist seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business**

- Salt water intrusion of lake – NPBCID response and plan
Tom Mondik, President of the Juno Isles Boat Owners Association, joined the meeting by speaker phone. Louis Vilardo said there was a recent meeting of the Northern Palm Beach County Improvement District Board (NPBCID) during which they discussed the condition of the lake. He said the chairman of the Board said she was not in favor of adding water to the lake. They did, however, vote to send the matter to Engineering.

Louis Vilardo said NPBCID engaged in a brief discussion about the possibility of raising the height of the weir. O’Neal Bardin, Executive Director of NPBCID, said high tide was measured at 4 feet, and the weir was built for 3.2 feet. Therefore, there would be intrusion occasionally.

Louis Vilardo said there would be a public meeting of the Engineering Department at their office on Thursday during which they would respond with their recommendations. O’Neal Bardin told Louis Vilardo that due to the scope of the project, the engineers would survey Juno Isles residents to determine community support for their plan of

action. O'Neal Bardin said that at that time the engineers should be able to tell the Juno Isles residents what impact they anticipate their solution would have on everyone's assessment. Jim Jackson said the engineers' meeting was an opportunity for the Boat Owners Association and/or the Civic Association to be involved in the discussion of what the solution would be. He said part of the issue was providing protection without impacting the boat owners on the south side, who already have limitations getting under the Juno Isles bridge.

Dave Mastran added that raising the weir was not a permanent situation, that it's adjustable, according to the water level. Jim Jackson responded that NPBCID had contacted David Logan to obtain creative solutions to provide protection from salt water coming in without affecting boat owners.

Wayne Hatten asked why the Juno Isles residents that do not live on the lake, which is more than two thirds of the community, would be concerned. Jim Jackson responded that the lake is the recharge for the residents' wells. Dave Mastran said he had done some research about this situation since the last Board meeting and found the entire eco system of the lake would be changed. He said that the farther the residents are from the lake, the less it's going to impact them. Wayne Hatten said that with a slow intrusion of salt water, fish adapt to it, the lake flushes itself out when the rains come, and the lake has been self maintaining throughout its' 50 year history. Linda Lindquist said federal standards consider 500 ppm a toxic level; the lake water is at 2400 ppm.

Louis Vilardo said the present position of the NPBCID was explained to him by their Executive Director as follows. The lake was built as a catchment basin. It fulfills that function very well, whether it is fresh water, brackish water or salt water. Louis Vilardo asked the Director what the Juno Isles residents should be concerned with if the sodium chloride levels increase. The Director told Louis Vilardo that there would be an adaptation of the marine life, but it would not be a problem. Louis Vilardo suggested the association listen to the engineers' plan, look at the cost verses the benefit of pursuing the solution they offer, and make a decision as to whether or not it is something that needs to be done.

Jim Jackson said he was not looking for action from the Board, but was keeping them informed as to the condition of the lake.

Tom Mondik said his understanding was that engineers are looking at what they can do for Juno Isles residents. He said he was not interested in raising the dam.

Linda Lindquist said wildlife left when the salt levels increased and are now beginning to return. She said the presence of wildlife had an impact on residents' property values.

Louis Vilardo said there were obviously competing interests, the Board should not be further involved in this, but allow it to go to the residents, let the residents express their opinions and the NPBCID would respond accordingly.

Resident Priscilla Star said she was happy to hear the Board was looking into maintaining the ecosystem. Priscilla said she was interested in donating flowers on Ellison Wilson and asked that someone phone her at 625-9254.

Dave Mastran asked Tom Mondik if there was anything the Board should do other than attend the engineers meeting on Thursday. Did the NPBCID need anything from them? Tom Mondik responded that according to O'Neal Bardin, no. Louis Vilardo said he planned to attend the meeting. He said there were two concerns:

- 1.) that NPBCID do nothing because JICA is not interested.
- 2.) that NPBCID do everything and Juno Isles residents' assessments increase exponentially.

Louis Vilardo said O'Neal Bardin explained to him that the engineers would present a plan. Then the Development Review Committee would insist upon proof that the majority of the residents of Juno Isles were in favor of the plan before proceeding.

Wayne Hatten added that he knew of homeowners on the lake that have put wells in and others that have changed to city water. He said that when the lake is contaminated and they cannot use the water for irrigation, they simply switch to city water. Wayne Hatten said that the salt levels rise for only a short time during the winter months when the need for irrigation is not as high anyway. He suggested that the cost for city water during that period of time was much lower than that of putting in a well, plus the iron in well water causes stains.

In response, Linda Lindquist said it was not about irrigating the lawns. She said that during the winter months was when wildlife was supposed to be there, and it was not present because of the salt level in the lake.

Dave Mastran said he continues to irrigate with lake water, maintains a botanical garden and has not lost any plants due to salt levels in the water.

Bob Kildea inquired how many times the lake overflows annually. Jim Jackson replied that resident Chris Cox did a study. The results were that during the year 2010 the lake may overflow as many as 40 times, based on the number of high tides that occur.

Lou reiterated that the Board agrees there are concerns that go beyond irrigation, and the Board will wait for the report from the NPBCID engineers and evaluate the cost and benefit of their plan at that time. The speaker phone with Tom Mondik was closed.

Mary Ann Martin arrived at 7:30.

- Review updated violations list and discuss next steps
A detailed Covenants Violation list, including the history of correspondence between the Covenants Committee and residents during the past 2 years, was distributed. Lou Vilardo suggested the violation list was outdated and that the list of violations requiring a third notice could not be sent to the attorney since the second notice occurred so long ago. He asked for the Board's input.

Bob Bittenbinder said the problems were as follows:

- 1) The Covenants Committee does not meet.
- 2) There is no format for residents to file a violation claim.

Bob Bittenbinder said most of the violations on the list had been resolved. Louis Vilardo asked Bob Bittenbinder if he would be willing to chair the committee. Bob Bittenbinder did not respond willingly and Louis Vilardo asked if there were any volunteers. Wayne Hatten said that sometime in the past Blas Contreras said he does not hold any Covenants Committee meetings. Louis Vilardo suggested that a committee that was not meeting should be restructured. Bob Bittenbinder said he would accept the chair, but not without discussing it with Blas Contreras. Louis Vilardo said that this week he, Bob Bittenbinder, Blas Contreras and Bob Kildea would discuss Covenants Committee structure. Susan Czelustra added that this confusion about the violations occurs from meeting to meeting, the committee needs to be restructured with a system for communication, and committee meetings need to be held.

❖ **New Business**

- Review and approve amended 2009 budget
Louis Vilardo said \$2000 was moved from the Operating Reserve account to Legal Services. Operating Reserve was eliminated since JICA is a non-profit organization that does not maintain reserves. The account titled Capital Reserve was changed to Cash on Hand. Bob Bittenbinder made a motion to approve the budget as amended. Jim Jackson seconded the motion. All were in favor, and the motion passed unanimously
- Announce outcome and approve minutes of February 22 special meeting
Louis Vilardo said the minutes should be approved by the Board, but remain unpublished. Various Board members submitted amendments to Rhonda Thomas. Louis Vilardo asked Rhonda Thomas to apply the amendments to the minutes and resubmit them to the Board members via email.
- Discussion of proposed Stropp settlement
The Stropp's attorney offered the Association a proposed settlement. Louis Vilardo said a copy of the proposal was emailed to Board members. It basically stated:
 - 1) The Stropps would replace the wood section of the fence with chain link so the fence would be all the same material.
 - 2) The fence would not be removed and remain in the same location. The Stropps proposed to plant vegetation to enhance aesthetic appeal of the fence.Jim Jackson asked what the timeframe would be. Louis Vilardo responded that the Association could impose verifiable conditions so that it's not an open-ended settlement.

David Mastran said this was the same proposal as they made after mediation. He said the Stropps were not moving the fence, and the fence location is in violation of the Covenants. David Mastran did not consider their proposal a concession.

Wayne Hatten made a motion to accept the Stropps offer. Bob Kildea agreed with David Mastran that the issue was the fence location. Bob Kildea said the fence sticks out in front of his house, and the location of the fence diminishes the value of his property. He

added that the new fence did not come before the Board for approval and was in violation of the Covenants. Bob Kildea said the Stropps property was recently surveyed. The surveyor told Bob Kildea that the Stropps were taking out the old pool and building a new pool. Bob Kildea said he suspects the new pool will be in the same area and did not like the settlement offered.

Dave Mastran seconded the motion. Jim Jackson questioned the extent of the grandfather rule. Louis Vilardo said that according to the attorney, when the old fence needed to be replaced, the resident did not have the right to replace the fence in the same location. Wayne Hatten said the Stropps pulled a County permit when they replaced the old fence, indicating that they knew permitting was required. Wayne Hatten said that by pulling a permit, they also lost their grandfathering. All were opposed, and the motion was unanimously rejected. Louis Vilardo said he would notify the attorney that the Stropp's proposal was not acceptable.

- Schedule meeting and create agenda for website enhancement project
Louis Vilardo said the website was not being maintained promptly. Jim Jackson, Bob Bittenbinder and Linda Lindquist agreed to meet and discuss a plan of action at 8:00 on Tuesday evening at Bob's house.

- ❖ **Treasurer's Report:** Mary Ann Martin
Mary Ann said TD bank would send bills to residents on May 1st. Mary Ann plans to write letters to people in arrears.

- ❖ **Committee Reports**

- **Architectural Committee** – Jim Jackson
Jim said the resident at 1823 Tutor replaced a fence, and a neighbor reported that it was too high. The Covenants Committee agreed to investigate. Jim also said he would be meeting with the resident of 2141 Ascott to discuss the tin roof.
- **Covenants Committee** – Blas Contreras
Bob Bittenbinder confirmed that the Board was in agreement for violations to be submitted to Rhonda Thomas to maintain an accurate summary report, as well as a file on each violation after receiving a second notice.
- **Crime Watch** – Bob Bittenbinder
Bob reported the Sherriff's office would visit 2 times each month, 3 hours each visit at \$60/hour, totaling \$360 per month. Bob recommended the Board reevaluate the service next month.
- **Social Committee** – Wayne Hatten
Wayne announced the next event would be the 4th of July bicycle parade. He asked Mary Ann Martin to write a check for \$300 to the Holy Spirit Church to support the Easter egg hunt.

- **Landscape Committee** - Louis Vilardo
Lights and irrigation are working properly. Ms. Star's offer to donate flowers to beautify the island and the signs on Ellison Wilson was discussed. Wayne Hatten said there was no irrigation at the signs on Ellison Wilson and suggested there were certain plants that would survive summer heat with minimal water. Louis Vilardo suggested that Wayne Hatten was the most qualified to discuss the location, choice of plants and maintenance with Ms. Star. The Board agreed.
- **Community Improvements** – Blas Contreras
Wayne Hatten said he would seek proposals from entities with a bobcat operator and a dump truck to pull the remaining 20 street posts.
- **Communication** – Jim Jackson
No report.

❖ **Adjournment**

Bob Bittenbinder made a motion to adjourn. Jim Moore seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Rhonda Thomas