

JUNO ISLES CIVIC ASSOCIATION
March 2, 2009
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, March 2, 2009, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:00 p.m. The following Board members were present:

Felice Beyer		Excused
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

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

❖ **Old Business**

- Update on New Bank Search – Mary Ann Martin
Mary Ann moved the Anchor operating account to TD. Anchor's billing rate is \$1.39; TD's is \$1.00. Mary Ann asked for a list of homeowners to give TD to bill the annual assessment. Bob Bittenbinder will send Mary Ann a current list.
- Concrete Markers – Louis Vilardo
Louis reported that he and Wayne Hatten removed two markers. They determined that the markers can be removed easily. The question now is the cost to dispose of them at 400 lbs each. They are 10 x 10 x 7.5 feet long. Wayne Hatten said he may have a source that wants to take them at no charge.

- Sherriff – Bob Bittenbinder
 Bob reported the following procedures to acquire services from the Sherriff's office:
 The Association submits a request to the Sherriff's office.
 The Sherriff's office sends the Association a service order form.
 The Association completes the form, indicating the required services,
 and returns it with payment.
 Bob said he asked the Sheriff's office to send the order forms to the Association. Bob said he would email the Sherriff's list of fees to Board members. The Board agreed to spend the budgeted funds for the Sherriff's deputies to drive through the community.
- Website – Louis Vilardo
 Louis suggested the Communication Committee review proposals submitted by website design firms and make a recommendation to the Board. Louis distributed a couple of proposals he had received.
- Board Member Vacancy-Linda Lindquist
 Linda said a neighbor made her aware that David Theiman had expressed an interest in being on the Board. Board members agreed to invite David to join the Board, contingent upon his compliance with the Covenants. Louis Vilardo asked the Covenants Committee to review the alleged violation and determine if the shed is indeed in violation of the setback rules.

Dave Mastran inquired as to the status of the metal roof at 2141 Ascott Road. Jim Jackson said he spoke with the resident and will be visiting him to discuss options for compliance with the Covenants. Wayne Hatten and Dave Mastran disagreed with Jim Jackson that the roof material on this structure does not have to be the same as the roof material on the main house. Louis Vilardo said the Covenants do not state the roof has to be the same on all structures on a property. Jim Jackson said the Covenants state there has to be "harmonious themes".

❖ **New Business**

Waterways – Jim Jackson

Jim reported that high tides had overtopped the weir barrier and allowed salt water to come into the lake. He said chloride and sodium levels (salt levels) were quite high, and vegetation that has been here many decades has been affected. Jim said he questioned Northern Palm Beach County Improvement District as to what they could do to reduce the salt level. The District suggested the Association offer Seacoast Utilities to use the lake water to flush out their lines.

Wayne Hatten asked what the Association had to do with the lake since the Association does not own it. Louis Vilardo said the community benefits from the lake, but the situation did not impact everyone. Linda Lindquist explained that chloride levels at 500 are toxic, and the lake is at 2400.

Resident Jack expressed that he paid taxes to the District, and it was their obligation to fix the problem. Jim said the District was looking for suggestions from the Association before taking action. Dave Mastran pointed out that if it were a safety issue, it would be the District's responsibility to maintain the lake for the safety of the community.

The Board suggested Jim put an article in the newsletter to make the community aware of the condition of the lake. Jim made a motion that the Association request Northern to take action prior to the initiation of the wet season to address the salt water intrusion of the Juno Isles waterway. Linda Lindquist seconded the motion. Wayne Hatten, Dave Mastran, and Bob Bittenbinder were opposed. Jim Jackson, Linda Lindquist, Louis Vilardo, Mary Ann Martin, Jim Moore, and Susan Czelustra were in favor and the motion passed.

❖ **Treasurer's Report:** Mary Ann Martin

Mary Ann distributed copies of the approved 2009 budget. The bank balance was \$62,462 as of the end of February.

❖ **Committee Reports**

▪ **Architectural Committee** – Jim Jackson

Jim reported committee approval of the following applications:

Junco Isles Blvd. to put in paver driveway

Ascott Road to change chain link fence to same height and texture as neighbor's fence and extend it to the water

Bowood to replace roof and rear porch

▪ **Covenants Committee** – Blas Contreras

No report.

▪ **Crime Watch** – Bob Bittenbinder

Bob reported that he found no one in the community active in Crime Watch, and the organization needed to be restarted.

▪ **Social Committee** – Wayne Hatten

Dave Mastran reported the Community Yard Sale would be held on Saturday, March 14.

▪ **Landscape Committee** - Louis Vilardo

No report.

▪ **Community Improvements** – Blas Contreras

No report.

▪ **Communication** – Jim Jackson

No report.

❖ **Adjournment**

Bob Bittenbinder made a motion to adjourn. Susan Czelustra seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Rhonda Thomas