

JUNO ISLES CIVIC ASSOCIATION
May 4, 2009
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, May 4, 2009 at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:04 p.m. The following Board members were present:

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

❖ **Approve Minutes:** Louis Vilardo

April 6, 2009 – Bob Bittenbinder made a motion to approve the minutes as amended. Jim Moore seconded the motion. All were in favor, and the motion passed unanimously.

❖ **Old Business**

- Salt water intrusion of lake
Louis Vilardo reported the following people attended the Northern Palm Beach County Improvement District (NPBCID) engineering committee meeting:
 - Louis Vilardo
 - Linda Lindquist
 - George Harris
 - Tom Mondik
 - Chris Cox
 - Jim Jackson
 - Jack Topalian

Louis Vilardo said the engineering committee had a lengthy discussion about possible solutions. At one point, they asked if Juno Isles Civic Association (JICA) would pay for an engineering study. The engineering committee said they would not pursue doing anything without the consensus of the community, and that they needed to write a letter

to the community asking people how they felt. Louis Vilardo received a draft of the letter and thought it was inadequate. He circulated the letter to the people that attended the engineering committee meeting, and they agreed that the engineering committee was asking residents to make a decision about something without providing enough information. The current resolution is to ask the NPBCID to take monthly tests, and send the results to the Association. Louis Vilardo suggested the Association provide a public service by publishing the test results on the JICA website. Residents will be informed; they can do what they think is best. The costs of the tests are included in the NPBCID budget and will present no expense to Juno Isles residents.

- Wayne Hatten reported that Priscilla Star told him the resident at the corner of Juno Isles Blvd. and Bowood still had not painted his house. Bob Bittenbinder said the resident had received a violation letter and would be receiving a second notice.
- Fence litigation update
Louis Vilardo gave a brief summary of recent events, as described in the April minutes. It was explained to the Stropps that the Covenants are clear, but there is a process in place whereby a resident may submit a variance request to the Architectural Committee. The Stropp's attorney said the Association should just go ahead and file. Louis Vilardo said he spoke with the Association attorney today, and he has filed.
- Review updated violations list and discuss next steps
Louis Vilardo reported that Bob Bittenbinder is now the chair of the Covenants Committee. Louis Vilardo said that when Susan Czelustra contacted him today to excuse herself from tonight's meeting, she also expressed a concern about record keeping and will be attending the Covenants Committee meetings to provide secretarial support. Louis Vilardo reiterated his concern about referring violations to our attorney in those cases where the second letter was sent more than six months ago because those residents may not even recall receiving the second letter. He shared with the Board a draft courtesy letter to send to those residents reminding them of the aged violation and warning of impending legal action. He said the letter had been approved by the Association's attorney.

Bob Bittenbinder said he plans for the committee to meet on the 15th of each month, as well as just before the monthly Board meetings. Bob Bittenbinder said a form has been developed to accommodate each violation reported. Bob's plan is for the list of violations to be updated on the 15th. The violation letters will be reviewed just before presenting them to the Board at the monthly meeting. Thereby, the Board will be informed and involved in addressing the Covenant violations.

- Bob Bittenbinder reported an asphalt roof is being installed at 1586 Packwood Road. Louis Vilardo said the houses at 1586 and 1577 Packwood Road are not included in the Association. Therefore, they are not required to abide by the Covenants. Louis Vilardo suggested a note in the next Association newsletter, in regard to the Packwood properties outside the Association, would be helpful to other residents.

❖ **New Business**

- Recognition of flower contribution by Priscilla Star and labor by Wayne
Louis Vilardo thanked Priscilla Star for the contribution of flowers and Wayne Hatten for the labor to install the flowers in the front island. Louis Vilardo suggested it be mentioned in the Association Newsletter with a picture.
- Juno Beach speed traps
Louis Vilardo reported that he received a call from a Juno Isles resident regarding the unmarked white van periodically placed by the Juno Beach Police Department to monitor the speed of traffic on Ellison Wilson Road and U.S. Hwy 1. The resident had received a speeding ticket and said Juno Isles residents should be given notice when police would be patrolling the area. Louis Vilardo pointed out to the resident that Juno Beach police have a right to patrol Juno Beach as they see fit and are not required to give advance notice of their patrols. He did point out that there has been coverage in the local press about the van and also indicated that he would recommend to the Board that our next newsletter contain a notice warning our residents of the stepped-up enforcement.
- Website update – committee recommendation
Louis Vilardo reported that a sub-committee met at Bob Bittenbinder's house to review the proposals to redesign the Juno Isles website. He said they had spoken to six web designers, and three of them submitted proposals. Upon review of all the proposals, the committee recommended the proposal submitted by Robert Krausankas, Web Designs of Palm Beach, Inc., Jupiter, Florida. Louis Vilardo distributed copies of the proposal and discussed advantages over other proposals. Bob Bittenbinder made a motion to accept the proposal by Web Designs of Palm Beach, Inc. Dave Mastran asked how long it would take to redesign the website. Louis Vilardo responded that it would probably be published within 30 days. Wayne Hatten seconded the motion. All were in favor, and the motion passed unanimously.
- Assessment mailing error
Louis Vilardo reported that duplicate bills were issued by the vendor, TD Bank. After receiving two phone calls from residents, Louis Vilardo posted a notice and apology on the Association website regarding the error.

❖ **Treasurer's Report:** Mary Ann Martin
No report.

❖ **Committee Reports**

- **Architectural Committee** – Jim Jackson
Jim reported the committee met on April 20 and unanimously approved a small addition to the driveway at 12682 Ellison Wilson Road. No other action was taken.

Wayne Hatten inquired if Aaron Cushman, resident at 1556 Juno Isles Blvd., had requested approval to build a pool. Jim Jackson said he had not received a request and would issue a letter to the resident.

Dave Mastran inquired the status of the tin roof of the outbuilding at 2141 Ascott Road. Jim Jackson said he had met with the resident, and the resident is in the process of getting bids from contractors to match the existing tile roof.

- **Covenants Committee** – Bob Bittenbinder

No report

- **Crime Watch** – Bob Bittenbinder

Bob asked if there was any report on the sheriff's patrol. Wayne Hatten reported having seen them on his street four times on a Sunday. Bob said he asked them to patrol during the day and again after dark. Bob reminded the Board the parameters could be reset each month. Wayne Hatten recommended they patrol 8:30 – 11:30 a.m. Louis Vilardo agreed that the highest crime is Monday-Friday during working hours, and preferred they patrol during that time.

Dave Mastran left at 7:50.

- **Social Committee** – Wayne Hatten

Wayne said that he needed some help with the fire department since the last time he went over there, they were not receptive to his request for ice. Wayne said they normally request a fire truck run the circle on Ardley Road with the children following on their bicycles. Bob Bittenbinder suggested Wayne talk to Steve Jerauld on Ascott Road.

Louis Vilardo inquired about the origin of the residents list that TD Bank used to issue the annual assessment invoices. Bob Bittenbinder expressed confidence that an accurate list had been submitted to TD Bank. Mrs. Stropp said her annual assessment notice went to her old address. Bob Bittenbinder said he would research it.

- **Landscape Committee** - Louis Vilardo

No report.

- **Community Improvements** – Blas Contreras

Wayne Hatten said he had an oral proposal of \$1500 to remove and dispose of the 20 remaining concrete street posts. Louis Vilardo said a written proposal was required. Louis Vilardo asked the Board members if they were in favor of funding the project from cash on hand since it was not a budgeted item this year. Jim Moore and Felice Beyer said the posts were fine where they were. All other Board members were in favor of entertaining bids, and Wayne Hatten said he would acquire them.

- **Communication** – Jim Jackson

The following topics were established for the next Association newsletter:
block captains for crime watch – Bob Bittenbinder
speed traps – Bob Bittenbinder
new Covenants Committee chair – Bob Bittenbinder

thank you for flowers – Lou Vilaro
Packwood properties not within Juno Isles Civic Association
new website – Lou Vilaro
Juno Beach enforcing speed limits
salt intrusion in lake – Lou Vilaro
4th of July – Wayne Hatten

All articles are due to Jim Jackson by the next Board meeting on June 1st.

❖ **Adjournment**

Bob Bittenbinder made a motion to adjourn. Wayne Hatten seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Rhonda Thomas