

**Englewood Isles Property Owners Association**  
**Board of Directors Meeting ~ M I N U T E S**  
**November 9<sup>th</sup>, 2016      APPROVED**

The regular meeting of the **Englewood Isles Property Owners Association Board of Directors** was called to order by the President on November 9<sup>th</sup>, 2016 at 6 P.M. at Elsie Quirk Library, quorum present.

**Board Officers present:** President William Rowell, Vice-President Richard Gunthert, Secretary Jeanne Fullilove

**Board Members Present:** Ann Marie Donatini, George Gdowski, Verena Gillet, Meredith Herrington and Laura Marcusa

**New Business:** President began meeting by requesting the approval of the October 6<sup>th</sup>, 2016 board meeting notes. Minutes were approved, seconded and passed.

**Treasurer's Report:** Treasurer Bill Callahan was not present so the President reviewed the September and October reports. Motion was made to accept, seconded and passed.

**Discussion of the proposed 2017 budget** that will be put to a vote in January noted the cost of parkway maintenance as the most expensive of all our budget expenditures. Each home pays \$59 to the Parkway Committee to maintain the parkway. Legal fees and postage also need to be addressed.

**Requests to the proposed 2017 budget included:**

Increasing legal fees to \$6,000

Increase postage to \$450

Increase HOA dues from \$75 to \$100. *(Neighbors in the audience would like to see at the January meeting where the additional \$25 HOA dues per house would go towards the 2017 budget.)*

Motion to raising the HOA dues in the proposed 2017 budget was approved, seconded and passed.

Vice-President R. Gunthert emphasized the importance of 100% communication to all Units 4, 5 & 6 residents about why the additional \$25 in HOA dues is necessary. A letter will be prepared and sent out to all explaining the increase as well as details on updating some of the bylaws.

**2017 Parkway Association Budget:** Board member M. Herrington presented the proposed 2017 Parkway Budget for review. One issue brought up the fact that one unit in Englewood Isles subdivision has not contributed to the Parkway Budget for 2 years, causing a strain on the current budget. Streetlight maintenance will be going back to Sarasota County in March 2017, causing some relief.

It was suggested that in order to justify the cost of the parkway budget, the Parkway Committee should visit other similar associations in the area to see how they handle their expenditures, perhaps some items could be pared down. It was noted that our \$59 per house parkway dues are voluntary, which gives our board leverage in requesting that the budget stay reasonable. If all units decided to discontinue maintenance on the parkway green, the county would take it over. However, the level of maintenance and attractiveness would be greatly reduced.

**Units 4, 5 & 6 Committees on the Board:** Consolidating and eliminating some committees were discussed. Further discussion necessary.

**Property Maintenance Committee:** A new postcard prototype was shown and will be sent to all homeowners. It simplifies what is required to maintain each homeowner's property so that it is compliant with our bylaws. Also, a specific list of proposed procedures to develop, maintain and follow specific guidelines was introduced and submitted to the Board. It explains the specific guidelines the committee will follow including monthly neighborhood surveys, non-compliant notifications, fines, dispute resolutions and complaints. A motion on the new procedures was made, seconded and approved.

Updates on the non-compliant 192 Brandywine Circle property were discussed, and also the status of the non-compliant 210 Brandywine Circle property, which is now out of foreclosure by court order. The property was sold in October 2016.

**Social Committee:** Annual holiday Christmas Party tickets are now available for purchase. Party is December 3<sup>rd</sup> at Boca Royale. First come, first served.

**Newsletter:** Board member A. Donatini is in the process of preparing the newsletter.

Motion to adjourn, seconded and passed unanimously.  
Adjourned at 7:35 P.M.

Jeanne Fullilove  
Secretary