



Englewood Isles Property Owners' Association, Inc., Units 4, 5, & 6
1811 Englewood Road, #240
Englewood, FL 34223-1840

www.EnglewoodIslesFL.org

Board of Directors

Meeting Minutes – April 11, 2018

Approved June 13, 2018

The April 11, 2018 meeting of the Englewood Isles Property Owners Association Annual Meeting was called to order by President Rob Holborn at 6:00 PM at the Elsie Quirk Library.

Board Officers Present: President Rob Holborn, Vice-President Bill Rowell, Treasurer Helen Kennard.

Board Members Present: Neil Aymond, Paul Powers, Jeanne Fullilove, Frank Collins.

Board Members Absent: Stan Ambro, Secretary Priscilla McLaughlin

A quorum of Board members was present.

Residents Present: Mike and Ellie Olesin, Linda Powers, Rebecca Holborn, Suzanne Bayley.

President Welcome: President Rob Holborn welcomed the residents to the meeting.

Approval of the March 14, 2018 Board of Director's Meeting Minutes:

Motion on the Floor: Paul Powers made the motion to accept the March 14, 2018 BOD minutes. Helen Kennard made the second.

The motion carried by a unanimous vote of the board members present.

Report of Officers:

President's Report: Rob Holborn announced that Priscilla McLaughlin is in Washington selling their house, and that she and her husband will become permanent residents here. Bill Rowell is out of town on business. Stan is working, and not available.



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Rob discussed asking Brian Matthews, who lives on Woodland, and is moving in in April permanently to be a member of the board. Brian and his Wife Hope are very familiar with Englewood Isles, as they have owned property and lived in the neighborhood.

Rob Holborn, Priscilla McLaughlin and Paul Powers met with Kevin Wells regarding the number of directors for the association. Mr. Wells recommends only 7 members on a board. This issue will be further discussed in the future.

Rob stated that the minutes of previous meeting approved and was sent to Don Bayley to be posted on the website.

Commercial Vehicles in the Neighborhood

Rob Holborn discussed the commercial vehicle issue from the past meeting. Owners of commercial van (Buyers) are backing out of the house on Boxwood Lane. Rob had made several attempts to contact realtor and owner with no response. Rob made the decision to not allow van in the neighborhood.

Regarding the same property on Boxwood Lane, another set of buyers requested an estoppel certificate and Rob placed on the certificate a request for the new owners to plant hedges in front of chain link fence. Rob will advise Kevin Wells of the change in the situation.

Rob Holborn discussed a Florida court ruling whereby an HOA could not deny a resident from parking on their own property. Rob has sent out copies of the court ruling to those neighbors who questioned the discussion.

There was further discussion regarding a case in Florida where a Hummer with sign on side with commercial name, but no contact info or location was allowed in an HOA neighborhood by a Florida court. There was significant discussion regarding which vehicles (commercial, pickup trucks) would be permitted in a driveway based on covenants; motorcycles cannot be parked in the driveway, unless there are extenuating circumstances, must be parked in the garage. The Board is seeking Asking attorney Kevin Wells to create a covenant that he believes will stand up in court regarding commercial vehicles. Then if the Board has to make a decision as to regarding commercial vehicles, they will have consulted an attorney and reduce the HOA's liability regarding any decision made.

There were comments from the audience regarding Boca Royale, and Rob Holborn stated that they cannot compare EI with Boca Royale, suggesting residents be careful as the developer is still in charge of the HOA and covenants and that there has not



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been a legal challenge to their covenants which could change in the future. Regarding parking in driveways Boca Royale does have alternative parking accommodations that our neighborhood does not.

Once the Board receives a legal opinion from our Attorney the Board will absolved of any legal responsibilities. All vehicle issues must go through an attorney no matter what. Rob Holborn suggested that they hold a meeting for the residents with the Board in attendance to discuss the issue of commercial vehicles, after the attorney weighs in.

Treasurer's Report: Helen Kennard submitted to each board members a balance sheet, and profit and loss report.

Money market account:	\$42,580.07
Checking account:	\$23,177.80
Total Checking and Savings:	\$65,757.87
Minus current expenses:	- \$ 599.61
Total Assets:	\$65,158.26

Helen stated that the Parkway dues the HOA's highest expense has been paid.

Rob Holborn stated that he has received several Estoppel certificate requests, and according to the 2017 version of FI statute 720 he has been adding any covenant violations to the document, and this has helped with enforcement. Rob felt it was a better way to handle these violations opposed to knocking on the door of a new residents and immediately complain about their house.



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Committees:

Property Maintenance Committee: Jeanne Fullilove and Suzanne Bayley.

Jeanne, Suzanne, Frank Collins, and Mike Olesin rode around the neighborhood today, and were dealing with rust issues on houses, and some lawns in need of improvement.

There will be postcards and four certified letters to be sent out.

Jeanne commented on the increased number of vacant houses, and that these houses are deteriorating. Rob asked for a list of these houses so that they can be monitored for continued covenant violations.

There were some issues still unresolved and Rob Holborn will write letters to those individuals.

Jeanne offered and ask for volunteers for the PMC ride along.

Parkway Committee: Rob Holborn stated that at this time the board is focusing on the renovation of the entrance walls. He stated that they are working on quotes for the work in preparation for the neighborhood grant. Eden Harbor will not be a part of the project. Currently the Parkway is waiting for a code inspection by county, since wall is on right of way.

Southwest County Alliance – Rob Holborn stated there was no meeting.

Architectural Committee – Paul Powers discussed the lot on Dover Circle (tennis court lot). Paul stated that the property has been sold. There was a question or issue regarding set back dimensions. The question referred to the location of pool cage from the property, and the house from the lake. Paul and Rob discussed the issue and found that the property owner would be within the guidelines of the covenants.

Rob Holborn was asked about metal roofs. He stated that our covenants allow metal roofs of any type. Other roof materials were discussed; Florida law rules. Aesthetics were discussed, but safety before aesthetics were discussed. This is a future issue to discuss with the attorney regarding and restrictions that could be created.



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(From the floor) In regard Architectural committee, someone should state that any site plan should get approval from the county. Board approval is not acceptable, must get approval from the county. Rob Holborn made some corrections on the Architectural committee responsibilities, which are based on the covenants, and will get with the committee to rewrite the procedures.

Rentals: covenants will allow two rentals per year and no less than a month. Rob Holborn stated that the procedures for rentals needed to be cleaned up to avoid problems.

Issue of Eden Lake's Association was brought to the floor. This regarded the Associations belief or their attempt to enforce rules regarding the properties on the lake. Rob Holborn stated that this board has the lone authority to enforce covenants and that this issue should be brought up at a separate meeting when there's more time to discuss the issue. Rob Holborn has requested a copy of their rules and regulations several months ago but has not received any response. Attorney Kevin Wells will check on the legality of this association.

Other Discussion:

Rob Holborn reminded the board about the paperwork he handed out to them, no time to read now, please read at home. He specifically directed them to the Article 3, Election process.

Article 9 on Finances added 9.7, giving Board authority to charge for Estoppel letters. Committees, possible elimination of some and forming combined committees. Any changes in bylaws do not need the residents input, but they all should be informed.

Next Newsletter – Linda Powers offered to create another newsletter. Rob Holborn asked the board and the residents in attendance to submit article suggestions.

Motion on the Floor: Neil Aymond made the motion to adjourn the meeting. Paul Powers made the second.

There was no further discussion.

The motion carried by a unanimous vote of the board members present.

The Board of Director's Meeting was adjourned at 7:50 PM.

Rob Holborn Acting Secretary