

ENGLEWOOD ISLES UNITS 4, 5, & 6

PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes – April 12, 2017

Approved May 10, 2017

The April 12, 2017 meeting of the Englewood Isles Units 4-6 Board of Directors was called to order by President Bill Bickel at 6:00 PM at the Elsie Quirk Library. A quorum of Board members was present.

Board Officers Present: President Bill Bickel, Vice President Kim Fox, Secretary Rob Holborn.

Board Members Present: Neil Aymond, Frank Collins, Jeanne Fullilove, George Gdowski, Meredith Herrington, Christiane Hostler, Paul Powers, Krisha Mota, Stan Gdowski.

Board Members Absent: Treasurer Bill Callahan, Gary LaFlamme, Tom Sherrin

Residents Attending: Linda Powers, Don Bayley, Suzanne Bayley, Carol Gunthert, Nick Dexter, Ashley Dexter, Helen Kennard, Barbara Moitoza, Nancy Riggs, Leslie Lougee.

Welcome: President Bickel welcomed the residents to the meeting, and made a motion to the board asking to suspend Roberts Rules of Order for the meeting. Board member Jeanne Fullilove made the motion to suspend Roberts Rules of Order for the meeting. Board member Christiane Hostler seconded the motion. The motion carried by a unanimous vote of the board members present.

President Bickel stated to the Board Members and the Residents to raise their hand and be recognized if they wish to speak on a specific topic on the agenda. If anyone wished to speak on another topic to please wait until new business, and be recognized then.

Approval of the March 12, 2017 Board of Director's Meeting Minutes:

President asked for a motion to approve the minutes. After discussion and no changes required to the minutes, Board member George Gdowski made the motion to accept the minutes as presented, Board member Jeanne Fullilove seconded the motion. The motion carried by a unanimous vote of the board members present.

Report of Board Officers:

President's Report: President Bickel stated his concern regarding the organization and strategic plan of the board. He feels it is the responsibility of the board to anticipate any problems and plan for a solution. He introduced a handout asking for volunteers for one

or more of the various committees the board has formed. Basically, he is requesting for volunteers to back up the board and the committees. His major concern is finance, and that only Bill Callahan handles the finances for the HOA, and that he does not know how long Bill will continue in that role therefore, he is asking for a volunteer with a background in finance to assist Bill Callahan. He further discussed the current Treasurer's report, whereby he stated that he discussed this report with Bill Callahan and has asked for a more detailed report.

Treasurer's Report as presented by President Bickel

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|-------------------------------------|--------------------|
| Total reconciled balances | |
| Checking Account as of 3/31/2017 | \$17,467.53 |
| <u>Money Market as of 3/15/2017</u> | <u>\$42,558.79</u> |
| Total | \$60,026.32 |

Committee Reports:

Communications Committee- Kim Fox discussed the six-page spring bulletin that was posted to the web site, and will be sent to the printer for mailing to the residents. The purpose is to give the residents something to think of to preserve our property values.

There was discussion regarding only sending the newsletter only by email or allow residents to opt out of a printed copy. It was determined that if a resident wishes to opt out of a mailing that could be accomplished.

There was discussion regarding using the web site regarding polling the residents seeking their opinions however, there are some drawbacks to this method. Any official documents or vital information will be mailed out and not only emailed.

Welcoming - Christiane Hostler stated that she and Frank Collins have completed the list and handed out the welcome packet. Frank Collins stated that he also asked for emails from the new residents.

Property Maintenance- Meredith Harrington passed out the last survey to the board members, and announced that six certified letters were mailed to residents who need to complete specific work on their property or the board would have to send their names to the fine committee. Some residents on the list have started to complete the work and others have not responded at all.

President Bickel asked how many residents have serious covenant violations, and suggested these properties should go to the fine committee first. Meredith Harrington stated these properties have all received a certified letter stating the property would be sent to the fine committee. President Bickel asked for the list and stated he would active the fine committee. Ms. Harrington asked what do we do with the properties that have not completed all the work.

The audience asked who was on the fine committee and the following residents were named as committee members: Ellie Olesin, Dick Boyer, and Tom Shirley. A member of the board or a relative of the board cannot serve on the fine committee.

Meredith Harrington brought up 210 Brandywine which has not been brought up to compliance. Problem with this property is that it is owned by Fannie Mae and they are difficult to work with on improvements, especially while it is up for sale.

There was a complaint from the audience regarding the pile of landscaping debris in the front yard. President Bickel discussed the problems he has had trying to get the pile cleaned up. Board members Jeanne Fullilove, Rob Holborn, and Neil Aymond offered to clean up the pile this week to improve the site.

President Bickel stated that he and Bill Callahan are working on the Estoppel letter that will be required before the property sale can close, and will either have the requirements necessary to bring the property in compliance or withhold the letter until some guarantees are made regarding the property. President Bickel stated that the requirements will be to re-sod the lawn, install an operating sprinkler system, repair and replant landscape beds.

Board member Paul Powers asked where there were nine properties listed on the spread sheet but only six mentioned by Meredith. She stated she was looking for direction regarding three of the letters and then the letters would be sent out.

Meredith Harrington asked the board if the Estoppel letter could be used requiring the property to be brought up to the requirements of the covenants before the house can be sold. There was discussion on the matter and the consensus was that the Estoppel letter could be used for this purpose.

Parkway- Meredith Harrington gave a report on the parkway, and discussed the voting members from each HOA, which allows for eleven board members. The Parkway board is looking for a new Community Association Management company (CAM), because the former CAM has resigned. She also mentioned that all the HOA's (neighborhoods) are now paying the full contribution annually. Alice Anastasi is the new President of the board and she has overseen the landscaping of the parkway. She further stated that the reason for the CAM was that the board members are busy with their own HOA boards and do not have the time for all the various duties of the parkway.

The next meeting of the Parkway Association is Monday April 24th at 10:30 AM at the library and welcomed residents to attend when the CAM issue will be discussed and voted upon.

Board member Paul Powers asked if the board had been interviewing CAMs. He further asked why was it necessary to have a Cam with eleven board members who should perform the duties. He further stated that current board members stated in their campaign literature that a CAM was not necessary for the parkway. Meredith stated that

not all the board members are willing to step up and perform these duties, and often state they are too busy. In addition, she mentioned that the neighborhood HOA could suddenly pull a board member from the parkway and then there is no one left to complete those duties, as had happened in the past. Dr. Powers made the statement that it was the board's fiduciary duties to save as much money as possible. President Bickel stated the problem is that the parkway board has difficulty getting volunteers to perform the duties of the CAM.

Board member Rob Holborn stated he has attended every meeting of the Parkway since November 2015 and has volunteered to take on any position available including President or Secretary. Resident Suzanne Bayley agreed with Rob that he did volunteer and that the treasurer's position was filled but that no one wanted to be the Secretary and take the minutes of the meeting. Rob Holborn volunteered to be the secretary of the Parkway board and take the minutes.

President Bickel stated he would talk to the three board members that represent our HOA to see if Rob could replace one of the members and act as Secretary for the Parkway.

Resident Barbara Moitoza asked if Eden Harbor has been asked about joining the Parkway board, and contributing as the other HOA's do. Barbara further stated that the original problem was that the Parkway board would not put out a sign at the entrance for Eden harbor. President Bickel offered to contact the President of Eden Harbor and offer an opportunity to participate in the Parkway board in exchange for some sort of signage at the entrance to Englewood Isles.

Architectural-George Gdowski nothing to report.

Sunshine Committee- Krisha Mota stated she received cards from the Arts Alliance and will send them off to those in need.

There was further discussion on whether property maintenance post cards and letters should be sent to those residents who are ill or in the hospital. This was a lengthy discussion and the conclusion is that the board should continue to follow procedures. Krisha Mota suggested that for those individuals due to health reasons cannot or are unable to maintain the property their names be sent to her so she can see if there are volunteers to assist with the property during this need.

Vice President Kim Fox stated she could place an article in the newsletter and the importance of responding to the property maintenance committee.

Covenant & Bylaw Committee – President Bickel stated that the committee is reviewing each covenant and bylaw, whereby the committee will vote on each article and present their findings/suggestions to the board of directors. President Bickel also stated to change any covenant it would require a two-thirds 2/3 vote of the board of

directors (10 board members). Rob Holborn stated that the group is meeting each week and that it is going well. He hopes to have a document for the board to review regarding the schedule of meetings, and the procedures of the committee.

South County Alliance - Rob Holborn gave a report below regarding the South County Alliance as listed below:

There were 21 members in attendance. The alliance represents over 10,000 residents. The Alliance was formed to support the various neighborhoods in the south Sarasota area. The purpose is to share information and to have a voice in projects that may affect the area neighborhoods.

Due to four recent fatalities on SR776, The Florida Dot is performing a traffic study at the intersections of Old Englewood Blvd, and at Artists Ave. The corridor plan lists these intersections for future traffic lights. There will be a future planning meeting in Venice to re-zone the land at SR 776 and Manasota Beach Road. Information suggests a future convenience store.

SCAT has created bus line to Englewood Beach starting April 15th. If anyone is interested in the times Rob has a copy of the schedule. In addition, there is also a plan for a bus line to Manasota Beach however, this is in the early stages of planning.

There was a rumor that Lemon Bay shopping plaza was to be demolished and replaced with an apartment complex. However, this is a false rumor as there is no plan filed.

The Community Redevelopment Area Plan (CRA) – there will be Major changes on Dearborn Street including LED lights for the street. In addition, a planned walkway along Lemon Bay, and additional public parking for the Dearborn Street area.

President of the Alliance is Gary Nieskes has requested that residents in the Alliance review the volunteer committees list and offer their services representing the South West County Alliance. Please email Rob Holborn at rolborn58@gmail.com for more information.

Rob Holborn further discussed training offered by Sarasota County as an all hazards survival course to assist residents in the event of a disaster. He will place the information on the website.

Resident Barbara Moitoza request the board to research offering a CPR course for the residents.

Old Business

EI Telephone Directory- cost structure- Board member Paul Powers asked the board about the cost of printing the neighborhood directory. The board stated that the advertising covers the cost of printing the directory.

Summer Board Meetings – Board member Paul Powers asked the board about their thoughts regarding summer board meetings as the issues related to the board would continue throughout the summer. President Bickel stated that if there are issues to deal with then he felt there should be a meeting or two in the summer. President Bickel asked the residents in attendance if they were concerned that there were no meetings during the summer. Several residents stated that they were concerned.

Board member Stan Gdowski believed that this was not necessary unless there was a specific issue to address. Meredith Harrington stated that the property maintenance committee works all summer.

President Bickel stated he would talk to resident Ed Brame regarding the ability to attend meetings from another location/State. Further discussion on this matter will occur at the next meeting.

Christmas/Holiday Party – Board member Paul Powers discussed the cost of the annual Christmas party. He felt that ninety percent of the association was funding a party that they did not attend or possibly do not wish to. He stated that if the board decides to continue the Christmas party that 1. the name should be changed, and 2. the party should be self-funding and not subsidized by the board where most of the residents chose not to attend. Paul powers personally believes at least the venue should be changed to accommodate more residents than the current location and that the board should not continue to subsidize the party since there was an increase in the annual dues due to the proposed budget shortage.

Board member Rob Holborn stated that he agreed with Paul Powers and that two residents informed him that they had been turned away from the party because it was full, and that since most the residents cannot attend then the board should not subsidize the party.

Vice President Kim Fox stated that she did not think there was a plethora of residents that were turned down for the party and that most of the residents did not wish to attend.

President Bickel stated that the former coordinator of the party stated that there she believed that only one resident had been turned away, and that it seemed that those who wanted to attend did and those who do not, did not. Rob Holborn then asked why to subsidize a party that most the residents are not interested in.

Paul Powers made a motion that if the board continues with the Holiday party that it is at a break-even point with the attendees paying the full cost and not subsidized by the board. The motion was seconded by Rob Holborn.

Discussion on the motion: Krisha Mota suggested that if the Holiday party was to continue that children be allowed to attend. No further discussion on the motion.

Motion on the Floor: If the board continues with the Holiday party, then the party must be at a break-even point with the attendees paying the full cost and not subsidized by the board.

For the Motion: President Bill Bickel, Vice President Kim Fox, Secretary Rob Holborn, Neil Aymond, Frank Collins, Jeanne Fullilove, George Gdowski, Christiane Hostler, Paul Powers, Krisha Mota, Stan Gdowski.

Against the Motion: Meredith Harrington

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

New Business

Election Reform – Board member Paul Powers has been working with President Bickel on election reform to provide clarity, accuracy and transparency. The goal was to form a committee and create guidelines that will be tested and adjusted as needed.

Paul Powers read the election reform handout (given to each board member) created by Paul and President Bickel. The handout will be posted on the website for input from the board and the residents.

Resident Suzanne Bayley wanted to bring to the attention that there should be one vote per owner of the property instead of one vote per property. She stated that when we vote in elections each member has a right to vote and why not here. Rob Holborn stated that in Florida Statute 720 we could not reduce the vote per property but was not sure about increasing the votes allowed. He further stated that he would do more research and bring this issue up at the next covenants committee meeting.

CAM Committee - Bill Bickel, Helen Kennard, Paul Powers, Sid Sutherland. President Bickel announced the CAM committee, it is a committee that is advisory only. The results from the committee will be presented to the residents and the board for their opinion.

Open Discussion

Board member Krisha Mota asked what is allowed for a jungle gym play structure in a yard. Rob Holborn stated that this was not specifically addressed in the covenants, and that recreational equipment cannot be more than ten (10) feet from the back of the house. This will also be brought up at the covenants committee meeting.

Motion to Adjourn Stan Gdowski, Seconded by George Gdowski. The motion carried by a unanimous vote of the board members present. Meeting was Adjourned at 7:32 PM. Minutes submitted by Rob Holborn, Secretary.