



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

[www.inglewoodislesfl.org](http://www.inglewoodislesfl.org)

## **Board of Directors**

### **Meeting Minutes – August 1, 2018**

**Approved September 12, 2018**

The August 1, 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, Jeanne Fullilove (via phone), Frank Collins.

**Board Members Absent:** Secretary Priscilla McLaughlin, Paul Powers.

**A quorum of Board members was present.**

**Residents Present:** Lou Corda, Don Bayley, J. Kroos.

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

#### **Approval of the June 13, 2018 Board of Director's Meeting Minutes:**

**Motion on the Floor:** Bill Rowell made the motion to accept the June 13, 2018 BOD minutes. Frank Collins made the second.

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

#### **Approval of the July 11, 2018 Board of Director's Meeting Minutes:**

**Motion on the Floor:** Frank Collins made the motion to accept the July 11, 2018 BOD minutes. Helen Kennard made the second.

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



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### **Report of Officers:**

**President's Report:** Rob Holborn stated that he and Helen Kennard went to the Key Insurance Agency to review the current insurance policy, and bond for the HOA. Rob and Helen had five questions regarding the policy and bond that we had discussed with our Attorney Kevin Wells. The response from the agency was incomplete and confusing. Therefore, Rob will get a list of issues from our attorney and if the insurance agency cannot resolve these issues then Rob and Helen will go elsewhere.

Rob Holborn asked the board and residents in the audience if they knew the owners of 336 Eden Drive. On the next-door app there was discussion of a water leak in their yard. Rob received several emails and investigated the problem and found an issue with a sprinkler pipe that would not cause damage to their yard. Rob emailed the residents but has not received a response, and he does not have a phone number.

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

Money market account:	\$42,587.19
Checking account:	\$25,574.79
Total Checking and Savings:	\$68,161.95

Rob Holborn and Helen Kennard discussed the outstanding dues, Letters will be sent out regarding the back dues and late fees. There are no major expenditures for the remainder of the year other than attorney's fees to resolve the by-laws.

Helen Kennard stated the HOA has collected \$2,550.00 in Estoppel letter fees collected with some still outstanding.

**New Pool:** There was discussion regarding property on Lemonwood Drive and the pool that was being installed. The residents did not seek approval from the Architectural committee which is a violation of the covenants. Rob Holborn and Helen Kennard talked to the contractor and measured the distance to the rear property line. The pool was not in violation of the covenants. However, Rob will send a letter reminding the residents of the rules.



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### **Committees:**

**Property Maintenance Committee:** Rob Holborn reported for Jeanne and Suzanne and discussed several properties that have been sent to the Board of Directors to consider a fine to the owners.

**313 Gladstone Blvd:** the excessive weeds throughout the property have been cut however, the weeds remain in the stones. The Property Maintenance Committee (PMC) has recommended that this house be brought to the fine committee because of the length of time the property has violated the covenants, and the refusal of the owner to communicate with the PMC. The Board discussed a suitable fine and decided on \$100.00 per day if the fine committee approves.

**Motion of the Floor: That the Board of Directors agree to fine the property of 313 Gladstone Blvd \$100.00 per day for violation of Article 10 A (5) Weeding.**

**Helen Kennard made the motion, Bill Rowell seconded the motion.**

**There was no further discussion.**

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

**144 Brandywine Circle:** the excessive weeds throughout the property have not been dealt with, the grass has finally been mowed. The Property Maintenance Committee (PMC) has recommended that this house be brought to the fine committee because of the length of time the property has violated the covenants, and the refusal of the owner to communicate with the PMC.

The Board discussed a suitable fine and decided on \$100.00 per day if the fine committee approves.

**Motion of the Floor: That the Board of Directors agree to fine the property of 313 Gladstone Blvd \$100.00 per day for violation of Article 10 A (5) Weeding, and Article 8 Recreational Equipment (BBQ Grill).**

**Bill Rowell made the motion, Jeanne Fullilove seconded the motion.**

**There was no further discussion.**

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



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**378 Firethorn Ave.:** Overall condition of the house. However, the owner has discussed the issue with the PMC and is making every attempt to correct the problems. Apparently, the owner is having difficulty with contractors.

**After lengthy discussions the following motion was presented.**

**Motion on the Floor:** The President of the Association will send a letter to the owner that outline a list of violations the owner will need to correct by the next Board meeting.

**Jeanne Fullilove made the motion. Frank Collins seconded the motion.**  
**Further PMC discussions:**

There was discussion regarding the vacant lot on Dover Circle. The grass has not been cut and there is a backhoe on the lot. The board decided that the owner will have to comply with the covenants while waiting for a building permit. Bill Rowell and Rob Holborn will both contact the owner.

**Garbage cans** on the sides of houses. There was a complaint from a resident regarding garbage cans. The board discussed the issue, and this is a violation of the covenants therefore, letters will be sent out to the offending residences. Bill Rowell suggested the board come up with a covenant to allow a fence that would hide garbage cans.

**Parking in the driveway:** one resident wanted the board to develop a covenant to prevent cars from either parking in the driveway at night or to have a maximum of two cars in the driveway. The Board did not support the idea and recent Florida case law would suggest it would not be enforceable.

**Flag pole dispute:** a resident in the audience complained about an unused flag pole in a yard on Dover Circle that is an eyesore. Rob Holborn explained that FL statute 720 does not allow a homeowner's association to prevent flag poles, and the association current governing documents do not address the issue. However, the covenants do address the 5-foot easement between each property and the state law does not allow flag poles to be erected in the easement. Therefore, Rob will send a letter to the owners hoping they will voluntarily resolve the issue.



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**Parkway Committee:** Bill Rowell discussed the front entrance wall project in some detail, and the final quote for the project is just over \$32,000.00. Rob Holborn is finishing the grant proposal to be submitted August 15, 2018. The Parkway Association did clear out some of the vegetation in front of the entrance signs. In addition, there was a Carrot Wood tree and a Brazilian Pepper tree removed from the site. Progress on the entrance walls is going very well.

### **Proposed By-law Changes - Rob Holborn**

#### **By-law Article 2 Purposes and Objectives**

Rob Holborn discussed the removal of 2.3 which states the HOA will maintain all facilities and 2.6 the mandate to create social events. Regarding 2.3 the HOA does not own any facilities, and 2.6 should not mandate this. The board has the power to hold any social activity it would like to but with the lack of volunteers the board should not be mandated to do so.

**Motion to approve the revision in Article 2 and send to the HOA Attorney Mr. Wells for final revision.**

**Bill Rowell made the motion, Neil Aymond seconded the motion.**

**There was no further discussion.**

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

**By-law Article 10 Dues and Assessments** - Rob Holborn discussed the change made to article 10 which added language to 10.1 that ballots for dues increases must be sent out to all residents. Addition to 10.2 added language that required that all residents have the opportunity to vote on any special assessment.

**Motion to approve the revision in Article 10 and send to the HOA Attorney Mr. Wells for final revision.**

**Helen Kennard made the motion, Jeanne Fullilove seconded the motion.**

**There was no further discussion.**



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

**By-law Article 11** – Rob Holborn discussed the change in this article. The change requires that the President and Treasurer have the proposed budget for the coming year ready by the December Board of Directors meeting.

**Motion to approve the revision in Article 11 and send to the HOA Attorney Mr. Wells for final revision.**

**Neil Aymond made the motion; Bill Rowell seconded the motion.**

**There was no further discussion.**

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

Rob Holborn briefly explained the next group of by-law proposals to the board (Articles 4 Members, and 14 Amendments to the By-laws) to be voted on at the next meeting. This initiated a discussion with the board however, voting was tabled until the board members could further review the changes.

#### **Meeting Adjournment:**

**Motion on the Floor:** Frank Collins made the motion to adjourn the meeting.

Bill Rowell 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 7:40 PM.**

**Next Meeting is on September 12, 2018 6:00 PM Elsie Quirk Library**

**Rob Holborn President and Acting Secretary**