



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

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

## Englewood Isles Property Owners Association

### Board of Directors Meeting Minutes – February 14, 2018

**Approved March 14, 2018.**

**The February 14, 2018** meeting of the Englewood Isles Property Owners was called to order by President Rob Holborn at 6:00 PM at the Elsie Quirk Library. A Quorum of Board members was present.

**Board Officers Present:** President Rob Holborn, Vice President Bill Rowell, Secretary Priscilla McLaughlin, Treasurer Helen Kennard, Paul Powers, Jeanne Fullilove, Frank Collins

Board Members Absent: Neil Aymond, Stan Ambro

Residents: Rebecca Holborn, Meredith Herrington, Don & Susanne Bayley, Charles Kennard, Jr., Linda Powers, Nick & Ashley Dexter, Rich Carney, Mike & Ellie Olesin

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

**President's Report** – President Rob Holborn stated that two houses on Eden Drive were flooding due to a leak in a neighboring property (not in our HOA). Residents contacted Rob and he went over to the house, met with the renters, and contacted the owners and found the leak in the irrigation system and repaired it. Rob mentioned he had other reports to present that will be given later in the meeting.

**Secretary's Report** – Priscilla McLaughlin minutes were prepared and sent to the Board Members and then placed on the internet for the residents of Englewood Isles.



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## **Approval of the minutes of the January 19, 2018 meeting of the Englewood Isles Property Owners Association Annual Meeting**

**Motion on the Floor:** Rob Holborn made the motion to accept the January 19th minutes.

**Motion Second** Paul Powers

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

**Treasurer's Report** – Helen Kennard reported the balance at the Englewood Bank As of January 31, 2018

Checking account	\$ 35,050.20
Money Market	\$ 42,576.63
Total of	\$ 77,626.83

All bills have been paid and future expenses for March are the Parkway bill over \$18,000.00, Liability Insurance, \$1,100.00 and Fidelity Bond Insurance \$349.00.

A donation of \$100.00 will be sent to Englewood United Methodist Church for the use of the hall for the Englewood Isles Annual Meeting and to the Elise Quirk Library for the Board Meetings.

Rob Holborn mentioned he handled the estoppel certificate for 391 Eden Drive as Helen was not available. Helen will handle the future requests. Rob added a requirement that Englewood Isles Association receive the current name and address at closing and will require payment upon delivery the estoppel certificate rather than it being sent to us at closing. The estoppel certificate was changed beginning July of 2017.

Paul Powers had a question regarding the insurance payments to Key Agency. He questioned Helen to give further definition of the insurance with respect to the billings that Englewood Isles has received. Helen stated that she and Rob Holborn will be meeting with the insurance agent to discuss the policy and whether the policy meets the needs of the Association.

Dues notices will be sent out earlier as we have many residents who reside out of the county. These residents forgot to bring American checks with them and they were unable to comply with the deadline for the dues. Most of the residents will return in March and Rob requested they bring a check to him at his home for this year's dues.



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**Motion on the Floor:** Bill Rowell made the motion to accept the Treasurers Report.

**Motion Second** Frank Collins

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

### **Committee Reports:**

**Property Maintenance Committee Report – Suzanne Bayley** conducted a ride throughout the neighborhood. Rob Holborn, Jeanne Fullilove and Mike Olesin were with her. Jeanne suggested educating owners regarding rust on their houses, and wondering if the board could recommend various products that could be used to deal with the rust, but not go so far as to officially promote or sanction any particular product prior to sending a post card to the owner.

Rob Holborn will draft an article for the next newsletter suggesting educating owners regarding rust on their houses and wondering if the board could recommend various products that could be used to deal with the rust, but not go so far as to officially promote or sanction any particular product.

Rob mentioned that the lot on Dover Circle has been sold and a house will be built. A power meter exists in the middle of this lot which is responsible for metering the electric for the fountains in Eden Lake that needs to be moved. The Englewood Isles Lake Association will be responsible for moving the power meter. The gentlemen who made the purchase has experience in building homes and docks in South Carolina.

**Parkway Association: Bill Rowell** presented a new composite wall design. Jeanne Fullilove passed out to the audience various drawings that she has submitted to the Parkway Committee for their approval. Jeanne has been the only resident to submit drawings. Bill Rowell has submitted some pictures of other entrances. There was discussion of the pros and cons of the future wall. Bill suggested that our HOA put up the first \$5000.00 and request the other HOA's in Englewood Isles to follow.

The estimated cost of the wall is around \$20,000. Rob received an email from the Sarasota County and starting next month they will have a grant available for the wall. They will match Englewood Isles \$10,000. Rob will be attending the meeting to learn how to write the grant correctly. The money will be available this summer.



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**Motion on the Floor:** Frank Collins asked that Englewood Isles POA, Inc. commit \$15.00 per unit or \$4,680 towards a matching grant for the Parkway Entrance Restoration. **Second on the motion:** Helen Kennard.

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

A member of EI mentioned can we take of pole of those in attendance regarding the entrance restoration and the pole results were unanimous for the renovation of the walls.

Jeanne Fullilove mentioned the flag at the entrance. She suggested that we increase the flags to three as a part of the new entrance. The American Flag being the tallest, a Florida Flag and Englewood Isles Flag. The Englewood Isles flag to be designed by a resident of Englewood Isles. Rob mentioned all Fire Departments had the same layout of flags and this would be part of the grant. This issue will be brought up at the next Parkway meeting.

**South West County Alliance:** **Rob Holborn** the South West County Alliance (SWCA) is working on a petition that would have the 5 commissioners run for election in only their district. Commissioners must live in the district they represent (5 districts), however the entire county votes on each commissioner. This would limit the area each commissioner has to campaign in and allows the residents in the district to have more influence on their commissioner. Charlie Hines is our Commissioner and will campaign in our area.

The SWCA is watching the 776 corridor revision. The developers want to reduce the setback by 50 feet from Route 776 to the property. Commissioners tabled this and updates to follow. The County is also trying to establish a unified development code regarding how a new developments can be formed and impact fees applied.

Downtown Dearborn Project of revitalization is still being worked on.

AARP is involved with the Affordable Funding for seniors. The Florida house wants to reduce it to 2/3<sup>rd</sup> funding and the Florida Senate supports 100% funding. If the program is not funded 100% then some senior citizens may not be able to affording housing.



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Bill 857 is on the floor that lenders, the companies who give you a loan on your future pay checks, will be permitted to charge 200% on future loans.

Rob mentioned most of our board members will be attending the Florida HOA course to be held at the Plantation on Wednesday February 28th to become HOA certified.

#### **New Business:**

Bylaw changes: Rob Holborn discussed the need by Florida Statute to officially declare in our bylaws the board's ability and requirement to issue estoppel certificates, and to charge for the issuance of these certificates. Rob offered the following change to the board:

#### **ARTICLE IX FINANCES**

*The Board of Directors by way of this document has the authority to charge a fee to be determined by the Board of Directors annually for the preparation and delivery of an estoppel certificate and is payable upon the preparation of the certificate. The Treasurer is responsible for the preparation of the estoppel certificate. In event the Treasurer is not available at the time of the estoppel request the President of the Association will be responsible for the preparation of the certificate (Florida Statute 720.30851(8)).*

**Motion on the Floor:** Paul Powers to accept this change to the Bylaws.

**Second** Bill Rowell.

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

Rob Holborn: gave each Board Member a hand out of Article 12: Committees, to read, review and give Rob your comments.

For future review Rob Holborn suggested we change the Corporate name. Rob has the Corporation paperwork from 1995. The corporation name was merged from Units 4-5-6 leaving it as Unit 4 Property Owners Association and changed to Englewood Isles Property Association Inc. Legally as of March 1996 Units 4-5-6 does not exist. While



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this does not change the owner's deed paperwork, and the HOA name can be different than the deed paperwork, the current name is confusing. All the changes made over the last ten years have been technically incorrect. Legally we are not a unit. Rob receives emails and call regularly regarding other HOA properties due to our current name.

Rob has listed all the streets in our HOA on the website.

Rob asked if the Residents had anything from the Floor. One resident asked a question on who to contact regarding the backflow preventer issue. Rob stated that the information is available in the internet.

There was no further discussion from the Board Members.

There was no further discussion.

[Motion on the Floor](#) Paul Powers made a motion to adjourn the meeting.  
[Second](#) Bill Rowell.

The motion carried by a unanimous vote of the board members [Next meeting March 14, 2018 at the Elsie Quirk Library.](#)

Priscilla McLaughlin, Secretary