



Englewood Isles Property Owners Association

Board of Directors Meeting ~ MINUTES

April 13th, 2016 **Approved**

The regular meeting of the **Englewood Isles Property Owners Association Board of Directors** was called to order by the President on April 13th, 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, Verena Gillet, Stan Gdowski, George Gdowski, Meredith Herrington, Christiane Hostler, Elizabeth Kotula, Odie Kourapis, Gary LaFlamme, Laura Marcusa

Board Members Absent: Bill Callahan, Thomas Sherrin

President began the meeting by announcing that for this meeting and future meetings he will allow comments and questions from homeowners during the course of the meeting.

Secretary's Report: Copies of the minutes from the March 9th meeting were passed around. Corrections had been made prior to the meeting based on an emailed version. No additional corrections. Motion to accept, seconded and passed unanimously.

Treasurer's Report: Treasurer was not present so President read report. Balance report discussed, 3 bills were paid this month: bond insurance, liability insurance and parkway dues. Board asked the President for hard copies to look at during the meetings. President said he would email the Treasurer's report to each board member. Motion to pass the Treasurer's report was made. Accepted, seconded and passed unanimously.

Officers' Report: No new business

Old Business: Englewood Isles directories are now available. They will be passed out, not mailed. A resident asked who should get the directory, the owners or tenants, since there are several homes that are rental properties in the neighborhood? Also, in case of an emergency at a rental property, do we have a contact number to alert the homeowner? E. Kotula said that a lot of rental houses are not documented even though our by-laws state that homeowners are supposed to notify the board if the house is being rented and by whom. President said B. Callahan keeps a directory of all *bought and sold homes* and also those properties *we know* are rented. He suggested we send out a notice to rental property owners requesting a contact number in case of an emergency at the property.

Little Free Library Book Box for Englewood Isles: L. Marcusa passed out a visual of the project and discussed the look of the wooden box that would be erected on her property. She would be the sponsor and maintain the box containing the books. She also stressed the positive effect the project would have in building community by bringing neighbors together. President thought it was a good idea, but was

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concerned about the project starting a precedent for other neighbors to want a small business on their front lawns. Other opinions from the board concerned vandalism and liability. Some felt it didn't belong because there are two libraries in Englewood already. Questions were asked about whether there is a better place for the library box other than L. Marcusa's front lawn. The parkway and Lemon Bay Shopping Center were suggested. L. Marcusa asked if she could put it on her property without board approval? L. Marcusa requested a motion to approve the project, seconded by M. Herrington.

Result was a split vote, motion did not carry.

Yeas: L. Marcusa, M. Herrington, J. Fullilove

Nays: A. M. Donatini, G. Gdowski, S. Gdowski, V. Gillet, R. Gunthert, C. Hostler, E. Kotula, O. Kourapis, G. LaFlamme, W. Rowell

Website Statistics: President encouraged residents to visit the Englewood Isles website. There is much important information there. There have been 18,189 hits on the website with 724 visits in March alone.

Old Business: L. Marcusa wanted to know what the rule was for political signs on properties. President said that according to the State of Florida our board cannot restrict political signs or the quantity of political signs. He requested that people respect their neighbors if they are going to put up signs.

President commented on a recent HOA meeting he went to in Sarasota and recommended others also attend these meetings when they are available. He discussed the MRT or *Marketable Record Title Act*, which requires neighborhood by-laws be renewed. Our by-laws have been renewed up to 2033.

President discussed the *Quick Books* program and whether it should be rented each year rather than purchasing a new program. B. Callahan was not present to comment so discussion was tabled.

Community Report: A.M. Donatini said the database is up to date and the newsletter will be on the website 3 or 4 times a year. A few hard copies will be sent out to residents who have requested them.

Sunshine Committee: 2 cards were sent out this month

Parkway Committee: E. Kotulas was voted in as a new member. Officers were elected. M. Herrington passed out copies of the most recent March 14th parkway meeting notes. Much discussion - including on-going problems with certain units not paying their dues; B. Callahan currently is chair of the *Lighting Committee*, a *Financial Committee* was established, the 6 single-story Casa Rio units have been invited back into the Parkway as soon as their dues are paid.

President asked why there are four lights currently not working along the parkway? Board says the county is responsible. A lengthy discussion ensued. E. Kotula discussed the parkway lighting report and who is responsible for the parkway lighting. She also read the *Parkway Lighting Committee report*. Currently the county cannot assume responsibility for the lighting. Englewood Isles has to pay for any new lighting. If the neighborhood wants new lighting, we have to cancel the current contract with Florida Power & Light, otherwise the contract automatically gets renewed. Decision on what to do is still up in the air. B. Callahan is looking into the consequences if we terminate the contract with F.P.L.

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President and E. Kotula suggested we, as units 4, 5 & 6, establish what we want to do so that our *Parkway Committee* members know how to vote. In 2 or 3 weeks there will be another Parkway meeting. G. La Flamme suggested a letter be composed by our board showing how we want to proceed which would lend more support to the *Parkway Committee* when dealing with the lighting problem. E. Kotula also brought up another consideration: the current lights are inadequate and in the wrong places, more like mood lighting and very antiquated. An option is turning the lights off altogether. President said we need to act soon to resolve these lighting problems, especially if there is a deadline with the termination of the F.L.P contract.

Maintenance Committee: M. Herrington reported that 20 letters were sent out March 14th. Lots of good results, much clean-up done. However, there are 3 properties that are still a problem. A property on Ardenwood looks abandoned. Communications have been made through letters, but more work needs to be done. A final letter will be sent out and recommendations were made that the property be fined. Another property on Brandywine that is currently owned by a bank in a reverse mortgage situation also needs attention. The *Maintenance Committee* is waiting for the bank to correct the problems.

L. Marcusa said the deadline for correcting this property is the same for owners as well as banks and that if too much time goes by the bank should also be fined. Another house on Brandywine with no trespassing signs on the lawn was discussed. A letter from that owner stated that the landscaping work was put on hold due to house structural issues and health problems. A relative of an abutting neighbor spoke at length about the conflicts they've had with the person living at this residence, including mowing issues, property line ropes, missing property markers, no trespassing signs, etc. Cordiality has disappeared. Three other neighbors are also affected by the person who lives at this property. Abutting resident requests that the board take action. E. Kotula commented that the board has already voted that the rope around the property was a nuisance, time for seeing any improvements was up and the property should be fined. \$5,000 is the maximum that can be fined on any property and it's done in \$100 increments over time. M. Herrington made a motion to turn the 3 properties, 344 Ardenwood Drive and 192 & 210 Brandywine Circle, over to the *Fine Committee*. Seconded by G. LaFlamme. Vote was passed unanimously.

E. Kotula had questions concerning 477 Dover Circle. What is the situation with the overgrown property? Rats have been seen by neighbors, little progress has been made in the clean-up, house is for sale and the realtor has been informed of the problems. President said he will call the owner directly about these issues.

L. Marcusa said a certain property abutting the parkway is very overgrown. M. Herrington said the current newsletter is asking property owners abutting the parkway to remember that they have to take care of the walkway too. M. Herrington said the property was bought in January, however, residents are not living there yet. It was recommended that a letter go out reminding these owners that they are responsible for the walkway abutting the parkway.

A resident asked M. Herrington who will do her maintenance job when she is away over the summer? The other maintenance committee members will continue in her absence.

Will there be a May Board Meeting? There will be a quorum present for this May meeting, other summer meetings will be decided later.

Motion to adjourn, seconded, and passed unanimously. Meeting adjourned at 7:45 P.M.

Jeanne Fullilove,
Secretary