



**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 – January 10, 2018**

**Approved January 19, 2018**

The **January 10, 2018** meeting of the Englewood Isles Property Owners Association Board of Directors 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/Secretary Rob Holborn, Treasurer Frank Collins.

**Board Members Present:** Neil Aymond, Paul Powers, Bill Callahan, Jeanne Fullilove, Bill Rowell, Helen Kennard, Pricilla McLaughlin.

**Residents:** Bob and Candy Westermeier, Linda Powers, Rebecca Holborn, Leslie Lougee. Meredith Harrington, Jim Fullilove, Lou Corda, Doris and Dick Guba, Suzanne and Don Bayley.

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

**Approval of the December 13, 2017 Board of Director's Meeting Minutes:**

**Motion on the Floor:** Paul Powers made the motion to accept the December 13<sup>th</sup> minutes. Bill Callahan made the second.

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

**President's Report** – President Rob Holborn stated he has been handling several emails from the residents and dictated the minutes for our board, the Parkway, and the South County Alliance. He also attended the PMC ride around the neighborhood.

**Treasurer's Report** – Treasurer Frank Collins submitted to the board a year to date budget. He stated the HOA has \$6,984.00 over the expenditures for the year. There will be a more detailed report at the annual meeting.

Bank reconciliations by November 30, 2017:

Money Market: \$42,574.84

Checking Account: \$16,157.15



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## **Committee Reports:**

**Property Maintenance Committee Report** – Suzanne Bayley conducted a ride throughout the neighborhood. She stated there will be 19 postcards will be sent out with a follow up on some properties. She stated that seven certified letters have been sent out. Rob Holborn further discussed that properties up for sale will have attached to the Estoppel any violations regarding the property so that this is not a surprise to the new owners. He felt that we should not welcome new residents to the neighborhood and then tell them they have repairs to make.

**Parkway Association:** Bill Rowell discussed renovating the front entrance signs. Bill informed the board that the current walls need immediate repair to the structure. Bill further discussed improving and decorating the walls, and that Jeanne Fullilove has been working on some drawings. He suggested that our association should consider assisting in the funding of the repairs before the damage becomes to costly, and ask the other associations to help fund the renovation and not necessarily wait for the grant that may not be available for a year or longer. Bill further discussed a quote from a block mason to remove the fencing on the entrance walls and set new block to make the walls solid, a cost of approximately \$7,800.00. This would not include stucco, paint or lettering.

Bill Rowell offered additional information regarding changing the lighting on the Parkway by explaining the options available to the Parkway board. The first issue would be to change the lighting to LED lighting which would increase the monthly cost but would allow for a longer lasting light. Later discussions would involve the location and number of lights on the Parkway, and what the cost would be to the Parkway.

Rob Holborn commented on a rumor that the board was looking to place streetlight on Gladstone Boulevard. Rob stated that this was false that there has been no discussion regarding this issue, and that it would be very expensive to do this because the HOA would have to pay the entire cost of the lighting.



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Rob Holborn explained the county matching grant and the delay until October if they are find more funding. So far early estimates for the cost of repairing the walls would be \$15.00 per resident from the entire neighborhood (all HOA's).

**Election Procedures:** Paul Powers discussed board vacancies and that there were no nominations or requests to run for the board. Therefore, there will be no election at the annual meeting, and no proxy's sent to the residents. Currently there are seven positions open on the board, and the current board members will have to appoint individuals to the board serving the remaining term of the departing board members.

Paul Powers also introduced Stan Ambro a resident living on Lemonwood Drive who has volunteered to serve on the board.

#### **Motion on the Floor:**

Paul Powers made a motion to appoint Stan Ambro to the board serving the remaining two years of a departed board member. Frank Collins seconded the motion.

Paul asked Stan to introduce himself to the board and audience. Board member Priscilla McLaughlin also recommended that the board appoint Stan Ambro to the board.

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

Paul Powers further discussed how the board approved the revised election procedure, and that we will not be using the full process this year.

Rob Holborn stated that the procedure will be used in the future and now properly added to the bylaws, and filed with the county. The purpose of the delay was to work out any issues with the procedure before posting the bylaws with the county. However, we do not want to delay and most of the issues have been addressed. Rob further stated that there are other changes to be made to the bylaws, one example would be the election process and the number of board members representing each unit. Rob stated that the neighborhood is now one with the merger of 4, 5, and 6.

Rob Holborn explained the agenda of the annual meeting. He further thanked Linda Powers for creating the newsletter and that this has been mailed out and posted on the



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website. Rob also wanted the board to think about the cost of the newsletter at \$450.00 per newsletter, and whether we should continue with the mailings or just use email and the website.

Rob Holborn reminded the board regarding the election of board officers.

There was further discussion regarding the annual donations to the church where the annual meeting is held, and to the library where the board meetings are held.

### **New Business:**

Suzanne Bayley asked for the board to appoint a chair person for the PMC.

There was further discussion regarding the name of the HOA, the boundary's of the neighborhood (units 4, 5, 6), and the number of board members required from each unit. The current bylaws stated that while it is preferred to have at least one board member from each unit there is no specific requirement. Rob Holborn stated that the current board is technically from all of the units in the neighborhood.

**The Annual Meeting for the Residents will be held on Friday January 19, 2018 at 6:00 PM. The meeting will be held at the Englewood United Methodist Church.**

**The next Board meeting will be February 14, 2018 at 6:00 PM.**

**There was no further discussion.**

**Paul Powers made a motion to adjourn the meeting. Jeanne Fullilove made the second.**

**The motion carried by a unanimous vote of the board members present.  
Meeting ended at 7:00 PM.**

**Rob Holborn President/Secretary**