



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

www.Englewoodislesfl.org

Annual Board of Directors/Residents

Meeting Minutes – January 10, 2018

Approved February 14, 2018

The January 19, 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 Englewood United Methodist Church a quorum of Board members was present.

Board Officers Present: President/Secretary Rob Holborn. Board Members Present: Neil Aymond, Paul Powers, Jeanne Fullilove, Bill Rowell, Helen Kennard, Priscilla McLaughlin and retired board member Bill Callahan

Board Members Absent: Stan Ambro

Residents: Present were many residents of Englewood Isles Owner Association

President Welcome: President Rob Holborn welcomed the residents to the meeting. He then advised the residents that several dues notices were returned due to incorrect addresses. After reviewing the tax records some addresses did not correlate with addresses given. He mentioned he had two forms for residents one was to update the mailing address and if interested to let the board know if they would volunteer to work on any committees. He also advised there was an agenda on the table for the meeting. Reviewed the 2018 budget to the residents and \$59.00 of the dues goes the Parkway Association.

Approval of the January 10, 2018 Board of Director's Meeting Minutes:

Board of Director's Meeting Minutes: Motion on the Floor: Paul Powers made the motion to accept the January 10th minutes. Jeanne Fullilove made the second. **The motion carried by a unanimous vote of the board members present.**

Treasurer's Report: Frank Collins gave handouts of the Englewood Isles Property Owners Association, Inc. for Profit and Loss Budget Overview and Balance Sheet.

Checking/Savings account	\$ 16,010.01
Englewood Isles Money Market	\$ 42,574.82
Total	\$ 58,584.83
Current Assets for 2017 are	\$ 58,894.92



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Frank Collins and Rob Holborn discussed the 2018 budget which is posted on the website, and that there was no reason for an increase in dues. This and the lack of candidates for the board was the reason no ballots or proxies were sent out to the residents.

President's Report – President Rob Holborn asked the board members to introduce themselves to the residents.

He then proceeded to mention the changes in the board over the last year. The latest people appointed to the board are Helen Kennard, Priscilla McLaughlin and Stan Ambro. Reinstated to the board was Bill Rowell and they will all complete the remaining terms over the next two years.

President Rob Holborn mentioned that Article 25 was changed from 2/3 of votes needed of the board to 75% of all residents.

There were no major expenses except for the Parkway dues. All information is on the website including financial records.

Residents should have received their dues notices and the dues is \$100.00 per year. A resident mentioned he did not receive his dues notice. It was discovered he was not a resident of our association because of his address on Englewood Isles Parkway. He then excused himself from the meeting.

Election Procedures: Paul Powers discussed the election procedures and that there were no residents who offered to run for the board. From this point on according to our bylaws residents may now volunteer themselves to be on the board by sending a short bio to Paul and the board will consider the appointment of the resident to the board at the next scheduled meeting. We currently have six openings on the board.

The election procedures are in the bylaws and all minutes are on the website.

Paul Powers did explain that all future ballots will be mailed. One ballot to each household and that the ballots may be returned to the board by mail or brought to the annual meeting. This year the election was not held as we did not have any candidates volunteer to serve on the board. Paul stated to the group that we still need more board members and asked for volunteers.



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President Rob Holborn mentioned that the bylaws will be changed by the board and that any covenant changes must be voted on by the residents. He also mentioned that the website has a complete list all the committees and current vacancies.

President Holborn mention that there will be another HOA Directors course held at Plantation Golf Club in February and many of the board members will be attending the meeting. Currently the State of Florida has a bill on the Senate floor to mandate people serving on HOA boards to become certified by completing this course.

Committee Reports: Property Maintenance Committee Report – President Rob Holborn called on Suzanne Bayley for her report. She discussed that any resident is welcome to ride with her all they need to do is to call ahead and let her know they are interested to riding throughout the neighborhood. Postcards are sent out for minor infractions that include dirty roofs, and some yards that need weed control, and some replacement of sod. A different board member will ride with Suzanne each month.

Parkway Association: Bill Rowell offered information regarding changing the lighting on the Parkway by explaining the options available. Possibly to change the lighting to a more cost-efficient product like LED lighting. He is working closely with FPL for solutions for better locations for the lights and the costs the Association will incur.

Bill informed the board that the entrance to Englewood Isles the current walls (2) need repair to the structure. He met with a brick contractor for suggestions and an estimate for the future repair. The board is currently looking into a grant for financial assistance. Jeanne Fullilove took pictures of the walls and they were posted in the newsletter and any resident who may have artistic abilities may submit their ideas the board for a new design.

The board is also trying to connect with Eden Harbor to participate in the project of the new walls to include them and the cost is \$59.00 per residence. All future designs will be presented to the members with the relating expenses.

Discussion on the mowing of the area on Pineneedle Lane. Sarasota County created the circle of grass on Pineneedle Lane and they are responsible for the mowing of this area. Currently they mow it twice per year. The board will investigate additional mowing of this area.

Bill Rowell reported the Parkway Association has two funds. They are Irrigation fund to replace pumps when the fail and Improvement Fund. Currently the Parkway Association is maintaining all expenses within these funds.



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The Parkway association has 11 voting members. Our HOA has 3 voting members, Unit 1&2 have 2 voting members and all other HOA's have one voting member.

Newsletter Committee: Linda Powers designed the newsletter and it is on the website. President Rob thanked Linda for the impressive job on the newsletter. Rob also mentioned that anyone who has ideas for articles in the next newsletter please let any of the board members know.

South County Alliance: President Rob Holborn reported that the Englewood Isles attorney Bill Lobeck was the speaker at this meeting. This is where all HOA come together to understand the laws, and what is happening within the community. New laws were passed in 2017 for condominiums on how paperwork and audits are to be prepared.

These laws in the future may apply to HOA's. The new laws were brought on by Miami area due to several lawsuits in the area. A new law that affects the HOA's regarding Estoppel certificates. These are issued by the HOA when a home is sold. This is a report on the property regarding any back dues or fines still owed by the property and the resident, if problems regarding the home, lot this is also added to warn the proposed buyer, so they are aware of violations that need to be corrected. Our HOA receives \$150.00 for each certificate paid by the title company.

Another discussion at this meeting was Route 776 landscape buffer area and how builders are pushing hard for the buffer zone to be decreased.

Laura Marcusa has a petition regarding the five (5) commissioners and the election process. Currently each commissioner must live in one of the five districts, but they are voted on by every voter in the county. The petition would require that each district vote for their commissioner only. The Alliance supports this because it would give the residents in each District more influence on their commissioner. This would also reduce election costs and prevent developers from having complete control over the candidates.

The 5% utility tax for rentals was defeated.

The Englewood Isles association pays \$50.00 per year to belong to this group.



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Welcoming committee: Rebecca Holborn discussed handing out welcoming packages to new residents. The packages include a copy of the covenants and bylaws.

Covenants and Bylaws: Rob Holborn that these meeting will be again soon and will be open to the residents. The board may put together any changes or additions to the covenants and send out this change with a ballot for the residents to approve or disapprove. One item that needs to be addressed is metal roofs. This will need to be further defined as to what type of roof design is permitted. All future information will be posted on the website. Future changes to the Bylaws are voted on by the board. However, these changes will be discussed at the monthly board meetings in the presence of the residents.

Architectural Committee: Paul Powers stated that all the information is listed in the covenants and listed on the website. If you have plans to make changes or add a building addition present this information to the board along with your county building permit. Currently nothing pending.

Neighborhood Volunteer Committee / Emergency Management Committee: Rob Holborn is working on a plan to assist handicap residents and other residents who are out of town with securing the home prior to and after major storms. Also assist with other problems that may develop while they are out of town. President Rob Holborn called for any further discussions

Rob Holborn announced that the meeting would take a 5 - minute break before the board members elect the new officers. This would be the last item on the agenda and the residents are welcome to stay to observe the elections.

Nominations for the position of Treasurer of the Association.

President Rob Holborn announced that Frank Collins has had to resign as treasurer due to a commitment he has with the hospital he volunteers with. Frank has agreed to remain on the board and assist the newly elected treasurer.

Motion on the Floor: Rob Holborn made the motion to nominate Helen Kennard as the new board treasurer. Jeanne Fullilove made the second.

There were no other board members nominated for treasurer.

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



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Helen Kennard will be the new treasurer of the Association.

Nominations for the position of Secretary of the Association.

Rob Holborn announced the vacancy for the position of Secretary.

Priscilla McLaughlin nominated herself as Secretary of the Association.

No other nominations.

Motion on the Floor: Jeannie Fullilove made the motion to elect Priscilla McLaughlin as Secretary of the Association. Paul Powers made the second.

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

Priscilla McLaughlin will be the new Secretary of the Association.

Nominations for the position of President of the Association.

Paul Powers asked for nominations for the position of President of the Association.

Motion on the Floor: Helen Kennard made the motion to nominate Rob Holborn as President of the Association. Jeannie Fullilove made the second.

There were no other nominations.

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

Rob Holborn will continue in his role as President of the Association.

Nominations for the position of Vice President of the Association.



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Paul Powers asked for nominations for the position of Vice President of the Association.

Motion on the Floor: Jeannie Fullilove made the motion to elect Bill Rowell as Vice President of the Association. Rob Holborn made the second.

There were no other nominations.

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

Bill Rowell will be the new Vice President of the Association.

Final Election Result:

President: Rob Holborn
Vice President: Bill Rowell
Secretary: Priscilla McLaughlin
Treasurer: Helen Kennard

There was further discussion regarding director assignments for the various committees. This list will be posted on the website.

Motion on the Floor: Rob Holborn made the motion to donate \$100.00 to the Church for the use of their auditorium. Frank Collins made the second.

There was no other discussion.

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

Motion on the Floor: Rob Holborn made the motion to donate \$100.00 to the Elsie Quirk Library for the use of their meeting rooms for the board meetings. Frank Collins made the second.



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There was no other discussion.

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

Motion on the Floor: Rob Holborn made the motion to adjourn the meeting. Paul Powers made the second.

There was no further discussion.

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

The Annual Meeting was adjourned at 8:30 PM.

Priscilla McLaughlin, Secretary