



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

www.EnglewoodIslesFL.org

Board of Directors

Special Meeting Minutes – July 11, 2018

The July 11, 2018 special 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. **Approved August 1, 2018.**

Board Officers Present: President Rob Holborn, Vice-President Bill Rowell, Treasurer Helen Kennard, Secretary Priscilla McLaughlin.

Board Members Present: Neil Aymond, Paul Powers (via phone), Frank Collins, Jeannie Fullilove (via phone).

A quorum of Board members was present.

Residents Present: Mike and Ellie Olesin, Rich Carney, Richard and Mary Ann Boyer, Joyce Kamm, Doris and Dick Guba, Linda Cooper, Don and Suzanne Bayley, C. Scott Zinn, Bill and Mary White.

President Welcome: President Rob Holborn welcomed the residents to the special meeting of the board to discuss and vote on changes to the HOA's bylaws.

Proposed By-law Changes - Rob Holborn

By-law Article 5 – Quorum:

Rob Holborn explained the major changes in this article. The change involved increasing the percentage for a quorum from 20% to 30% at the annual or special meetings where the residents will vote on an issue. Currently Florida Statute 720 dictates 30% for a quorum.

Motion to approve the revision in Article 5 and send to the HOA Attorney Mr. Wells for final revision.

Helen Kennard made the motion; Paul Powers seconded the motion.

There was no discussion from the board or the audience.

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



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By-law Article 6 - Membership Voting:

Rob Holborn explained the major changes in this article. Section 6.1 removed second half of the section whereby “decisions of the association shall be made by a majority vote. Basically, the board will not allow a major vote by a majority at a single meeting.

No Board member nominations from the floor at the annual meeting. Reasoning there has not been a large representation of the residents at the annual meeting. Therefore, all candidates must be known to all residents in advance of the election. In addition, there was question regarding the number of votes per resident property. Covenant states there is only one vote per property, often more than one member, votes from a property in a live meeting. In addition, if a resident owes past dues and fees they would lose the right to vote, as found in Florida statute 720.

The remainder of the article is the new voting procedure approved by the board last year, which has been revised to meet the current law. Ballots will mailed in December.

There was extensive discussion regarding residents who have not paid their dues. The Board agreed that the late fee will not be waived. The dues are now six months late.

There was further explanation regarding the ballot collection, there were no concerns brought up by the board members or the residents.

Bill Rowell requested that along with the biography of each candidate, the individual must include what work on committees they are willing to do, or what do they wish to achieve on the board. The board agreed with this idea.

Motion to approve the revision in Article 6 and send to the HOA Attorney Mr. Wells for final revision.

Neal Aymond made the motion, Helen Kennard seconded the motion.

There was no further discussion.

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



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By-law Article 7 – Directors:

Rob Holborn explained the major changes in this article. Included in this article are the other laws that our HOA must abide by. Our HOA does not only have to follow FL 720.

The number of directors is changing to a lower number. Upon advice of the HOA attorney Mr. Kevin Wells he recommended no more than 7 board members. Rob Holborn thought that 9 would be less of an impact from the current 15.

The board discussed the number between 7 and 9 board members. It has been determined that getting 15 active board members would be difficult and has been for several years.

The board decided to make the change to 9 board members. After the election if the positions cannot be filled then the board can lower the number to 7 members.

There are additional legal requirements from FL 720 to become a board member. Therefore, the section in FL statute 720 was added to the article. Basically, the criminal past could prevent someone from sitting on the board.

Clarification was added regarding Board Officer's leaving their position.

Motion to approve the revision in Article 7 and send to the HOA Attorney Mr. Wells for final revision.

Bill Rowell made the motion, Frank Collins seconded the motion.

There was no further discussion.

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

By-law Article 12 – Committees:

One change in all committees: replaced the word ~~must~~ with may regarding whether that committee must report at board meetings.

12.1 Removed requirement that all committee chairs must be board members. In the past the board has had non-board members chairing committees. The President is always an Ad Hoc members of each committee to oversee the committee. This allows



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the board to properly follow the by-laws. Our Attorney does not recommend that board members be the chair of committees.

12.2 Added minor language (Sarasota County).

12.3 Eliminate Beautification committee since we own no property to improve.

12.4 is now 12.3 Communications Committee: minor verbiage changes but did eliminate the Sunshine Committee. Reason there is no way to organize who and when a sympathy card should be sent. If the board knows of a situation they can decided to do that. No committee is necessary. There currently no volunteers for the committee.

12.5 Eliminated the Englewood Isles Alliance Committee because it does not exist.

Property Maintenance Committee renumbered to 12.4 and made verbiage changes.

12.5 new number for fine committee changed verbiage to reflect the law. By law the board of directors sets a fine, and the fine committee decides to uphold or deny the fine.

12.6 new number for social committee with verbiage changes. The board may eliminate this altogether and create an ad hoc committee when the board feels the need. This is not a mandatory committee. This is dependent on volunteers who are willing to serve on this committee.

12.7 renumbered welcoming committee. Removed Englewood Isles vehicle plate. This will be up to the board, but it is recommended to eliminate these when they are gone because they are not cheap.

12.8 Parkway Association Committee – verbiage change nothing critical. Alternates were requested by the parkway.

12.9 Verbiage change I believe we should be a member of this group. I find them to be very interesting and they represent our neighborhood when dealing with politicians.

Motion to approve the revision in Article 12 and send to the HOA Attorney Mr. Wells for final revision.

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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Discussion for next meeting regarding the by-laws:

Article 2 – Purpose and Objectives
Article 4 – Members
Article 10 – Dues and Assessments
Article 11 - Records
Article 14 - Amendments to the Bylaws

Meeting Adjournment:

Motion on the Floor: Helen Kennard 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 7:35 PM.

Nest Meeting August 1, 2018.

Rob Holborn President and Acting Secretary