



**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 – June 13, 2018**

The June 13, 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 Elsie Quirk Library. **Approved August 1, 2018.**

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

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

**Board Members Absent:** Stan Ambro, Secretary Priscilla McLaughlin, Jeanne Fullilove.

**A quorum of Board members was present.**

**Residents Present:** Mike and Ellie Olesin, Linda Powers, Rebecca Holborn, Rich Carney, Lou Corda.

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

#### **Approval of the April 11, 2018 Board of Director's Meeting Minutes:**

**Motion on the Floor:** Paul Powers made the motion to accept the April 11, 2018 BOD minutes. Helen Kennard made the second.

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

#### **Report of Officers:**

**President's Report:** Rob Holborn discussed the public meeting held at Lemon Bay Park regarding the SR 776 revitalization plan. In addition, the Green Street church which is being moved behind the graveyard on SR776.

**Treasurer's Report:** Helen Kennard submitted to each board members a balance sheet, and profit and loss report.



**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)

Money market account: \$42,583.63

Checking account: \$23,850.10

Total Checking and Savings: \$66,433.73

Rob Holborn and Helen Kennard discussed the outstanding dues, Letters will be sent out regarding the back dues and late fees. In addition, the resident will be notified that they will lose their voting rights until their account is paid.

### **Committees:**

**Property Maintenance Committee:** Rob Holborn reported for Jeanne and Suzanne and discussed several properties that the PMC are currently having an issue with. Rob also discussed the home on Ardenwood Drive that was closing in two days, and the owner cannot repair the yard in time. This violation was placed on the Estoppel certificate and the new owners will have 45 days from closing to repair the yard.

The lot on Dover Circle has a backhoe on the property and is waiting for the county to grant the permits to build. Hopefully within 3 weeks or the backhoe will have to be removed.

**Parkway Committee:** Bill Rowell stated that at this time the board is focusing on the renovation of the entrance walls. He stated that they met on Monday and have a promising bid that is around \$30,000.00 which includes removing the fencing, setting new block, raising parts of the walls, stucco work, mounting the lettering and medallions. Bill stated that we need to convince the Parkway board to place lettering that is not made of plastic like what is there now. There has been much talk regarding Styrofoam/concrete letters verses metal letters. While this sounds like a lot of money, the walls have not been repaired since the mid-nineties, and this should ensure the wall lasts a very long time.

Bill Rowell also stated that a sign and box will be placed with a pamphlet describing the renovation for each resident may have a copy.

Paul Powers asked talked about the Parkway Board soliciting bids for the work performed on the parkway and was concerned regarding the expense of the parkway, and our HOA contribution. Bill Rowell has stated that the committee has been working on the Parkway President regarding the expenses of the parkway.



**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)

Frank Collins suggested that our committee should look at receiving bids for the complete maintenance of the Parkway for the time when Alice and her husband Gene can no longer take care of the parkway.

There was extensive discussion regarding the parkway and removing the grass in the median and make the median more Florida friendly because of the excessive cost of maintaining the two wells and the irrigation system. In addition to using minimal maintenance landscaping, and something other than mulch which takes over 800 bags annually.

Bill Rowell stated that the condos at the entrance are only donating individually toward the entrance walls because their board does not have the money to contribute. The concern is that some more of the neighborhood HOA may leave the parkway because of a lack of funds. Currently Casa Rio II has dropped out (6 homes).

Rob Holborn asked the residents to please email him in support of the entrance walls for the grant. He stated that out of 210 email addresses he only received about 120 responses, and 10 were not in favor.

**Architectural Committee** – Paul Powers discussed the lot on Dover Circle. Paul has been in contact with the new owner and the committee (Paul, Rob Holborn, Jeanne Fullilove) reviewed the plans and there were no violations of the covenants including the driveway. Paul stated that the new owners were very cooperative and wished to be good neighbors.

Rob Holborn sent the covenant requirements to the new owner of a lot on Lemonwood Lane and the process for submitting the document required before construction. Rob also stated they have cleared the lot on Rockwood Way, but he has not been in contact with the owners.

### **Proposed By-law Changes - Rob Holborn**

**By-law Article 3 Members** – Rob Holborn discussed the change made to article 3 which allows the board to suspend the voting rights of residents who owe monies to the HOA. This is allowed under Florida Statute 720.305 (4).

**Motion to approve the revision in Article 3 and send to the HOA Attorney Mr. Wells for final revision.**



**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)

**Paul Powers 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 9 Finances** - Rob Holborn discussed the change made to article 9 which allows the board of directors to charge a fee for preparation of an estoppel certificate. This change is required by Florida Statute 720.30851 or our board of directors may not charge a fee. The law changed in 2017 and requires board to make this resolution.

**Motion to approve the revision in Article 9 and send to the HOA Attorney Mr. Wells for final revision.**

**Paul Powers 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 8 Officers** – Rob Holborn discussed the changes made to article 8. The first change removes the authority given to the President to select committee members. The change supports the notion that the board should select the committee members not one individual.

The next change was in 8.2 the election of officers which documents the actual term of each officer (1 year), and documents that the board can only remove a board member from the position of an officer and not from the board (residents). This follows Florida Statute 720 and resolves a past oversight by the board.

**Motion to approve the revision in Article 8 and send to the HOA Attorney Mr. Wells for final revision.**

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

**There was no further discussion.**

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



**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)

Rob Holborn briefly explained the next group of by-law proposals to the board to be voted on at the next meeting. This initiated a discussion with the board however, voting was tabled until the board members could further review the changes.

Paul Powers brought up the idea of having a special meeting to just focus our attention on the by-laws. The board agreed that July's board meeting will be a special meeting to discuss changes in the by-laws and voting on these changes. The special meeting will be July 11<sup>th</sup> at 6:00 pm at the library.

Rob Holborn will post the by-law proposals on the website and agenda prior to the meeting.

**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 7:50 PM.**

**Rob Holborn President and Acting Secretary**