



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

www.inglewoodislesfl.org

Board of Directors

Meeting Minutes – March 14, 2018

The March 14, 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 April 11, 2018.

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

Board Members Present: Neil Aymond, Paul Powers, Jeanne Fullilove, Frank Collins.

Board Members Absent: Stan Ambro

A quorum of Board members was present.

Residents Present: Mike and Ellie Olesin, Rich Carney, Meredith Harrington, Bill Callahan, Linda Powers, Rebecca Holborn, Suzanne Bayley.

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

Approval of the February 14, 2018 Board of Director's Meeting Minutes:

Motion on the Floor: Paul Powers made the motion to accept the February 14, 2018 BOD minutes. Jeanne Fullilove made the second.

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

Report of Officers:

President's Report: Rob Holborn discussed a problem within the neighborhood and urged the residents to discuss with their immediate neighbors who they allowed in their yard. There has been an incident whereby someone has been going to a resident and place their hose in their pool and turning on the water until the pool overflowed. This has



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occurred twice to the same resident another issue involved a pool pump being turned off causing the pool water to turn bad.

Rob also stated that there are a group of people going around the neighborhood stopping at neighbors who have some difficulty caring for their yards trying to get work. These people are trying to scam some of the residents, and it happened to Rob's father-in-law, where Rob before the work was allowed found out the company was false.

Rob discussed other scams such as Microsoft calling your house wanting online access to your computer to remove a virus. This is a scam as Microsoft does not call personal residences. Rob reported this to Microsoft and the Federal Government's website for Internet crimes. Additionally we are having issues with emails asking board members to pay invoices, using other board member's names.

He asked residents to be vigilant of contractors coming to your door, and phone scams.

Helen Kennard suggested we remove our email addresses from the website and have another way for the residents to contact the board. Rob will talk to Don Bayley regarding a secure plan for the boards email addresses.

There will be an article in the next newsletter regarding scams.

Rob also asked the board to create a directory committee and discussed the number of problems regarding preparing the directory and the number of errors.

Treasurer's Report: Helen Kennard reported:

Money market account: \$42,578.44

Checking account: \$40,749.38

Total Assets: \$83,327.62

Helen informed everyone that she still had to send a check to the Parkway, Accountant, and some miscellaneous fees. She also stated we have approximately \$2,300.00 in outstanding dues.

Rob Holborn stated that the accountant completed a compilation of the accounts, and handed a copy to each board member, and one will be placed on the website.



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Rob Holborn stated that he has received several Estoppel certificates, and according to the 2017 version of FI statute 720 he has been adding any covenant violations to the document, and this has helped with enforcement. Rob felt it was a better way to handle these violations opposed to knocking on the door of a new residents and immediately complain about their house.

Committees:

Property Maintenance Committee: Jeanne Fullilove and Suzanne Bayley.

Jeanne, Suzanne, Frank Collins, and Mike Olesin rode around the neighborhood today, and were dealing with rust issues on houses, and some lawns in need of improvement.

There will be postcards and four certified letters to be sent out.

Jeanne commented on the increased number of vacant houses, and that these houses are deteriorating. Rob asked for a list of these houses so that they can be monitored for continued covenant violations.

There was discussion regarding forming a volunteer group to help residents who are in need.

Bill Rowell suggested we revise the property maintenance guidelines, more check lists to better determine violations.

Jeanne offered and ask for volunteers for the PMC ride along.

Parkway Committee: Bill Rowell stated that at this time the board is focusing on the renovation of the entrance walls. He and some of the board members are traveling to Sarasota to pick out stone for the walls. He stated that they are working on quotes for the work in preparation for the neighborhood grant.

Bill also discussed the landscaping on the parkway. He is pressuring the President to remove some of the hedges because they are an obstruction to drivers and cyclists. The hedges are costly with the constant trimming and he suggested removing them.

Bill also discussed a company that could use Styrofoam with concrete over it may be an effective way to design the walls and possibly the lettering.



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Rob Holborn discussed his attending the grant workshop, and how the grant works. Our residents will need to sign a form supporting the project so that the project can score enough points to be reviewed by the county commissioners. Our board will be asking our residents for signatures over the next two months. Residents are not signing a form to pay for the project just to support it. There will not be a resident assessment for this project.

Southwest County Alliance – Rob Holborn stated the county commissioners delayed consideration on a variance to reduce the setback on route 776. The next meeting will be in July when the number of residents is reduced. If this passes it could create more buildings close to the road like the storage unit by the old flea market. Several alliance members intend to attend the meeting and convince the county to deny the variance.

The West Villages project is also seeking a variance to the rules requiring a development center. Currently if a developer builds more than 999 residences, they must build a development center. This allows supermarkets, pharmacy's, and banks which would reduce the traffic in Englewood. The planned development is 10,000 homes and will have a major impact on surrounding areas. The Alliance is hoping to prevent this variance to somewhat lesson the impact on 776. They also want to extend Manasota Beach Road to their development. The West Villages is located at East River Road and Tamiami Trail.

Commercial Van Discussion:

Jeanne Fullilove discussed a situation where a proposed buyer of a house on Boxwood Lane has requested a ruling on their van regarding violating the covenants. This is a tall white Mercedes Van with only passenger windows. There was deferring opinions as to whether the van was a commercial vehicle. It was noted that there were no signs, lettering or tool racks on the vehicle. There was a significant discussion on the matter with no consensus.

Rob Holborn suggested based on the case law he has read that the board should consult our attorney since the owner of the property has already stated she has contacted her attorney. Rob was not comfortable making this decision to deny the van. He stated he will ask for pictures of all sides of the van and then ask our attorney for a legal opinion based on our covenants and Florida case law.



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Next Newsletter – Linda Powers offered to create another newsletter. Rob Holborn asked the board and the residents in attendance for article suggestions.

New Attorney: Paul Powers discussed the possibility of using Attorney Kevin Wells as the HOA/Board of Director's attorney in the future. Mr. Wells specializes in HOA legal work, was a former partner with the current Attorney Dan Lobeck, and teaches the Florida Board of Directors certification course. Several of the board members have attended this course and were impressed by Mr. Wells' knowledge of HOA law.

Priscilla McLaughlin made a motion to retain Kevin Wells as the Attorney of record for the HOA and Board of Directors. Jeanne Fullilove seconded the motion.

There is no initial retainer fee, cost is \$285.00/hr for Mr. Wells, and \$260.00/hr for his associates. All other discussion was positive regarding Mr. Wells.

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

Motion on the Floor: Paul Powers 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 7:40 PM.

Rob Holborn Acting Secretary