



Englewood Isles Property Owners Association

Board of Directors Meeting ~ MINUTES

March 9th, 2016 **Approved**

The regular meeting of the **Englewood Isles Property Owners Association Board of Directors** was called to order by the President on March 9th, 2016 at 6 P.M. at Elsie Quirk Library. Quorum present.

Board Officers Present: President William Rowell, Vice-President & Acting Secretary Richard Gunthert, Treasurer William Callahan

Board Members Present: Stan Gdowski, George Gdowski, Meredith Herrington, Christiane Hostler, Odie Kourapis, Elizabeth Kotula, Laura Marcusa

Board Members Absent: Ann Marie Donatini, Gary La Flamme, Verena Gillet

New Business: President began the meeting by requesting a vote on a new board member to act as secretary. Jeanne Fullilove was unanimously voted in.

Old Business: property maintenance issue-

Question about progress on a property violation on Brandywine Circle: A non-certified letter has been sent, no corrective action on the part of the owner has taken place such as the planting of shrubbery along property line. Awaiting 90 days, suggest making no contact with the current tenant. President suggested making a call to property owner and asking what the plans are to correct the problem.

Treasurer's Report: Balance report discussed. 18 properties are in arrears, 2 bills need to be paid this month. Motion made to accept, seconded and passed unanimously.

New Business: President proposed the use of an accounting service. Bookkeeper Sarah Mason would charge \$100 a month for her services. Much discussion was made about whether we really need this service? Treasurer thought it would be good for continuity. Vice President wanted to know Ms. Mason's qualifications, perhaps see a resume. E. Kotula felt that the months of January/February were the only busy times, otherwise few bills were sent out the rest of the year. She also felt using a bookkeeper might be compromising to the residents of Englewood Isles. President suggested using an accountant on Dearborn Street. M. Herrington did not want this additional expense because the board might also need an additional person for help with property maintenance. President decided to review the Sarah Mason idea and table it until the next meeting.

Treasurer requested an update on Quick Books. Question on why the update was needed since the program hasn't changed from the current 2011 version. Vice President researched new Quick Books hardcopy cost - \$148.99. President decided to put Quick Books purchase on hold.

Newsletter: L. Marcusa asked if a newsletter was going out by April and who is going to do it? At the moment Ann Marie Donatini is working on the letter which is printed by Office Depot.

Englewood Isles Property Owners Association WEB address: <http://www.EnglewoodIslesfl.org>

Architectural Committee: G. Gdowski said only one house is under construction and it is almost completed.

Beautification Committee: no news

Sunshine Committee: 2 cards were sent out.

2016 Englewood Resident Directory: B. Callahan said directory was delivered to printer February 16th and should be out in March.

2016 Christmas Party planned for Saturday, December 3rd. Vice President expressed concern by some property owners that they were unable to purchase tickets in 2015 due to the many tickets sold for property owners' guests. Vice President felt residents should have priority, he didn't want to underwrite people who don't live in Englewood. E. Kotulas said there are only 120 seats available and availability is based on a first-come, first-served basis. If property owners want to attend the Christmas party they need to buy tickets early.

Parkway Board Funding issue: \$14,000 is currently in the Parkway Board account. Our annual payment is approaching with an increase of \$19 on top of the \$40 we already pay, *(cost increases for plantings, weeding, fertilizer, labor etc.)*. Concerns were expressed about more and more increases every year; maybe a flat fee every year by each association would be better, other units in the association agree. After talking to an Eden Harbor resident, L. Marcusa suggested Eden Harbor be approached to contribute to the Parkway Board budget. President said he would approach them about contributing. Treasurer said paying \$59 this year has already been approved.

Vice President suggested that in 2017 we only pay \$50 and require an invoice from the parkway by October 1st, 2016 so that we can create a timely budget for 2017.

Vice President wanted a motion requiring we pay the parkway the \$59 per residence this year **only**, and E. Kotula suggested our board require the Parkway Committee to give us a 2017 invoice by October 1st, 2016.

Result was split vote, motion did not carry.

yeas: W. Rowell, R. Gunthert, B. Callahan, S. Gdowski, M. Herrington

nays: G. Gdowski, C. Hostler, E. Kotula, O. Kourapis, L. Marcusa

(Parkway Committee Meeting is on Monday, March 14th. O. Kourapis will attend and request an Oct. 1st invoice from the Parkway Board and the inclusion of Eden Harbor to the association.)

New Website: Many compliments given on the look of the new website created by Don Bayley. Don suggested the addition of committee descriptions on the website. S. Gdowski will add additional photos. B. Callahan will update the list of board members who are on each committee for the website.

Donations: President stated that because we use these two facilities for our annual meetings, we are giving \$100 donations to the Elsie Quirk Library and the Englewood United Methodist Church.

Maintenance Committee: M. Herrington requested another person on this committee. Past board member Les Feuer might be able to help out.

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Little Libraries of America: L. Marcusa described this appealing book service as a positive addition to our community. Suggestion for a small box/cabinet constructed at an acceptable location for residents to drop off and take out books. There is one already in use on Manasota Key. L. Marcusa will bring more information to next meeting. President suggested putting a photo and information on our website.

Spending Issue: President asked if the board spent \$500 over budget, should the board go before units 4, 5, & 6 residents? Much disagreement, subject was tabled.

Suggestions on troublesome mold issues on roofs: Vice President suggested product, *Spray & Forget* at Home Depot. Works slowly, non-chemical and is effective. *Wet & Forget*, copper sulfite also suggested.

Motion to adjourn, seconded and passed unanimously. Adjourned at 8:00 P.M.

Jeanne Fullilove
Secretary