



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 – October 17, 2018

Approved November 14, 2018

The October 17, 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.

Board Officers Present: President Rob Holborn, Treasurer Helen Kennard, Secretary Priscilla McLaughlin.

Board Members Present: Jeanne Fullilove (via phone), Paul Powers.

Board Members Absent: Vice-President Bill Rowell, Frank Collins

A quorum of Board members was present.

Residents Present: Ellie and Mike Oleson, Rebecca Holborn, Linda Powers, Doris and Dick Guba, Bill and Susan Callahan, Phil Gordon, Barbara Moitoza.

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

Approval of the September 12, 2018 Board of Director's Meeting Minutes:

Motion on the Floor: Paul Powers made the motion to accept the September 12, 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 asked the residents to stop feeding the stray dog. Animal control cannot set a trap if everyone is feeding the dog. Helen Kennard stated the pack of dogs broke through her pool screen and attacked her cat. Rob stated that residents should not call him about the dog because the residents will not stop feeding the dog.

Three of the four dogs that were left in the neighborhood have been caught one is still loose and avoids capture.



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Rob Holborn announced that the annual membership meeting will be held on Friday January 18, 2019 at 6:00 PM. The meeting will be held at the Englewood United Methodist Church in the Fellowship hall (Rear of building).

Rob Holborn announced that there are two opening for the Parkway Association Board of Directors as Rob has left due to the amount of work with our own HOA, writing the grant, and health reasons. Frank Collins has left due to other commitments.

Motion on the floor: Rob Holborn nominated Paul Powers to sit on the Parkway Association Board. Helen Kennard seconded the motion.

There was no discussion.

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

Bill Rowell and Paul Powers will sit on the Parkway Board. There remains one opening and three alternates.

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

Money market account:	\$42,596.17
Checking account:	\$26,138.70
Total Checking and Savings:	\$68,734.87

Largest expense over the last two months – legal fees for the by-laws \$500.00.

Committees:

Property Maintenance Committee: Rob Holborn reported for Suzanne Bayley who along with Mike Olesin drove the neighborhood and there were minor issues. The only major project are the properties that boarder Larchmont Drive in that they are not cutting the grass up to the road. These residents have been sent postcards (30).



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The trees on Brandywine Circle were trimmed over the road and the Parkway as requested by Rob Holborn.

Rob Holborn thanked the fine committee, Laura Marcusa, Ellie Oleson, and Don Bayley for attending the meeting.

The properties that were sent to the fine committee were 144 Brandywine Circle and 313 Gladstone Blvd. Rob reminded the members of the fine committee that the fine has been set by the board at the August 1st meeting of \$100.00 per day to a maximum of \$5,000.00. It will be the purpose of the fine committee to either uphold the board's fine recommendation or to reject it.

The owner of 144 Brandywine Circle has contacted Rob Holborn and just prior to the fine committee meeting had crews out at the property clearing the dead sod and trimming the landscape. The owner had also sent copies of two invoices, one for the cleanup work and one for the monthly maintenance as the owner wanted to show the committee that he would keep the property maintained.

During the fine committee meeting the committee voted to suspend the fine for 30 days to ensure the work was completed. If the work was not completed, then the fines would be reinstated from the date of the fine committee meeting.

There has been no contact with 313 Gladstone Blvd, therefore the fine committee voted unanimously to uphold the fine imposed by the Board of Directors. Rob Holborn will notify the owner by letter, and the fine will be added to future estoppel letters since the house is for sale.

Paul Powers stated he was in receipt of an email regarding covenant violations. The first two involved yard violations regarding landscaping waste. He will send the information to Suzanne Bayley to review. Paul Powers offered to do the PMC ride with Suzanne and Mike.

Rob Holborn stated that he sent two letters out regarding new fences that are longer than 8 feet. He further stated that the board and the residents need to review this covenant because there are over 30 current violations of the same article. Rob currently does not know if the board could enforce this covenant with all of the long standing violations. Rob will seek legal counsel regarding this issue.

One resident voiced her concern regarding changing the covenants and voiced her disagreement with changing the covenant.



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Rob Holborn stated that there are many violations ignored by previous boards. Generally, if a covenant has not been enforced for 6 years it cannot be in the future.

Rob Holborn further discussed a complaint regarding the number of garbage cans located on the side of the house. The current covenant does not allow garbage cans along the sides of the house unless they are hidden from view. There are over 70 current violations that will be written up. Therefore, reviewing the covenant is in order. Rob reminded everyone that any covenant change must be approved by the residents.

Parkway Committee: Rob Holborn stated that he and Paul Powers will attend the Sarasota County commission meeting to approve the grant on the 23rd of the month.

Board of Director's Election: Paul Powers discussed the upcoming elections. Paul stated that the election will be for three board positions, one of which is a current board member who will run again. Current election guidelines do not allow members to nominate a neighbor, they can only nominate themselves. There also will not be nominations at the annual meeting. All candidates will be on a ballot sent to each residence.

Rob Holborn listed the Board of Director's qualifications (requirements):

1. A member of the Association in good standing (not delinquent in any payment of fee, fine, obligation to the association).
2. At least 18 years old.
3. Not a convicted felon unless his/her civil rights have been restored for 5 years prior to date of the election.
4. Members are allowed to nominate themselves for a position on the Board in advance of the annual meeting. There will be **no** nominations accepted from the floor at the annual meeting.
5. All voting will be by written ballot or proxy. There will be no voting from the floor at the annual meeting. All 312 properties will be allowed one vote for each candidate except those who are not financially in good standing with the Association.

Rob Holborn announced that he asked Don Bayley to post the current ballot for the upcoming November election. This is from the Supervisor of Elections website. He encouraged residents to read the 20 amendments that will be on the ballot prior to November 6th.



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Rob Holborn also reminded everyone that political signs are not allowed in yards, and that this is not a first amendment right to do this. Florida does not have a law allowing political signs. The courts have upheld covenant restrictions regarding signs in general.

Paul Powers discussed some complaints from residents regarding covenant violations. One complaint was a political sign, a second was a camper in the driveway too long, and a third was rentals in the neighborhood. Paul will send letters to address the complaints.

Rob Holborn stated he would meet with the attorney regarding repeat offenders so that the board does not have to follow the lengthy process of enforcing the covenants.

There were complaints from the audience regarding rentals and boats/RV's and Rob stated that we need volunteers to watch for these violations because the board members cannot drive by each house each week. Residents need to step up and document the issues.

One resident wanted a committee to monitor rentals. Rob Holborn stated that the board would consider this if the resident could get volunteers.

Proposed By-law Changes - Rob Holborn stated he just received the by-laws back from the attorney and sent a copy to each board member for review.

Block Party – Rob Holborn suggested a neighborhood block party and asked for volunteers.

One of the residents brought up an issue that people from our neighborhood has been send anonymous letters to a house on the end of Gladstone Blvd complaining about their yard and the removal of trees, and their trailer. Rob Holborn reminded the audience that this property is not within our HOA and that neighbors should talk to the residents instead of sending nasty letters. Rob stated he has received many minor complaints from residents the last two months. The resident suggested that we should try to be friendlier to each other then the arguing that is occurring.

New Business: There was no new business from the Board of Directors or the residents in the audience.



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Meeting Adjournment:

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

Helen Kennard 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 7:30 PM.

Next Meeting is on November 14, 2018 6:00 PM Elsie Quirk Library

Rob Holborn President and Acting Secretary