

# Englewood Isles Property Owners Association

4, 5, 6

## Board of Directors:

Bill Callahan, President

Kevin Loy, Vice  
President

Elizabeth LaFlamme,  
Secretary

John Daubner, Treasurer

## Board Members:

Priscilla McLaughlin

James Parent

Jeanne Fullilove

Jurgen Kroos

Stan Gdowski

EMAIL:

[eipoa456@gmail.com](mailto:eipoa456@gmail.com)



Welcome to your newly revived neighborhood newsletter. We hope that in addition to our website, it will serve as a source of communication and information for our community.

**PHONE: (941)**

**681-0446**

(leave a message)

**U.S. MAIL:**

Englewood Isles Property

Owners Association, Inc.

1811 Englewood Road,

#240

Englewood, FL

34223-1840

We will write about one of our Covenants in each issue. Hopefully, this will give us all a better understanding of what we can expect, and what is expected of each of us, in EIPOA.

## COVID-19 ISOLATION THOUGHTS

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Now is a great time to do some sprucing up of our yards and homes. The “stay at home” orders are in place, so let’s take advantage of our wonderful Florida weather, be productive and see our neighbors from a safe distance.

- Some local garden centers have contactless services that allow you to order and pay ahead, then have your order placed in your trunk at pick up.
- Spring is a great time to trim shrubs and trees
- Get out for a walk or bike ride. If you can’t go far, a walk on your driveway is good for some fresh air and a change of scenery.
- Do you have a neighbor who needs a little help? A quick rake of leaves, a meal dropped off, a call to say hello or offer to pick up or order groceries being would likely be appreciated.

We also plan to outline the responsibilities, schedules and methods of the different Board committees. Keep in mind that our Board and committee members are all volunteers working to keep our community a peaceful and beautiful place to live.

Please contact your newsletter volunteer, **Gail Turner at 941-681-8365**, with announcements that might benefit the Community, such as welcoming new neighbors, birthdays or anniversaries. All are welcome, with the subject’s permission.

Have a great recipe? Feel free to share it. Your thoughts and ideas about what to include here are also welcome. We cannot promise that all will be published, but we will try.





**A Letter from the President, Bill Callahan:**

**Englewood Isles Property Owners Association, Inc. (Unit 4,5 and 6)**

**1811 Englewood Road #240**

**Englewood, Florida 34223-1840**

**Web: [www.EIPOA.org](http://www.EIPOA.org)**

April 26, 2020

Hello All,

I hope everyone is safe, in good health and able to get outside to enjoy some of southwest Florida's fantastic Spring weather while maintaining the 6' spacing mandate.

The Coronavirus has changed everyone's life in one way or another. Our normal lifestyle is now dictated by a medical pandemic. Our April 8th and May 13th Board Meetings have been cancelled. Future meetings will be listed on our website.

As most of you know, in the Spring of 2019, Englewood Isles Property Owners Association, Inc. Unit 4, 5, & 6's Board determined that our Covenant, Article 23, needed to be revised to specifically authorize our annual payment to Englewood Isles Parkway Association (EIPA). Even though we are still a member of the EIPA, the vote to specifically fund the Parkway was defeated by a membership vote in the Spring of 2019. This was due in part to the confusing language in the revised Covenant that was on the ballot. The need to vote again on this issue is to provide clarity to the ballot language. Our attorney has provided language that will enable us to legally fund the Parkway, but for this to be enacted we need a yes vote from 75% of our membership.

For those of you new to the neighborhood, the EIPA is a not-for-profit corporation formed in 1988. **Our Association became a member of the Parkway at that time, and is still a member today.** EIPA maintains the landscaping along the Englewood Isles Parkway including mowing, trimming, edging, watering, fertilizing and weeding. They also pay for street lighting along the Parkway and illuminating our new front walls.

There are over 700 homes in the Englewood Isles community. Our Association consists of 310 homes, representing 44% of the Parkway's funding. The remaining households contribute \$4.95 a month to support the Parkway. We contributed nothing to the EIPA in 2019 and 2020. Prior to the outbreak of the Coronavirus, our HOA Board scheduled a membership vote to revise the Covenant to specifically allow for funding the Parkway. Letters, ballots and proxies were addressed, printed and ready to be sent. A meeting was scheduled for April 8th to facilitate the vote. It was decided at the last minute to cancel the vote due to the outbreak of the virus. We hope to reschedule the meeting and vote in the Fall when most residents are here.

This leaves EIPA without 2 years of our funding. Without our contributions it is impossible for the EIPA to contract for services needed to keep the entrance and road leading into our community green and beautiful throughout the year. For those members that have not already individually contributed to the Parkway, any donation would be greatly appreciated by the Parkway Association and can be mailed to:

Englewood Isles Parkway Association  
1811 Englewood Road Box 208  
Englewood, Florida 34223

Attached is a Financial Update from the President of the Englewood Isles Parkway Association, Alice Anastasi.

Sincerely,

**Bill Callahan**

Bill Callahan

President Englewood Isles Property Owners Association Inc.

**941-681-0446**

## Financial Update for Englewood Isles Parkway Association, Inc.

Hello to all our neighbors in Englewood Isles. As President of Englewood Isles Parkway Association, Inc. I would like to give an update of the Parkway's financial situation. As you know, the Parkway has not received the needed support from EIPOA Units 4,5,6 for 2019 and 2020 because of concerns with the legality of paying their portion to maintain the front entrance, our street lights, and the median along the Parkway. The total that we had anticipated from them for the 2 years was \$36,580. The Parkway Association was able to cut expenses and services in 2019 and still maintain the appearance of these areas. Going into our second year of a deficit, it will be more challenging to maintain the Parkway's appearance. We have received some donations from individuals in those units, but remain short of our proposed budget.

The board of EIPOA Units 4,5,6 had planned to send ballots to all homeowners to amend their covenants when the COVID 19 Pandemic hit our country. Their Board decided to postpone that vote until the fall of 2020.

Stu Gentsch, one of the Parkway's longtime advocates, has suggested we establish an Angel Fund and ask all homeowners in Englewood Isles to make a donation to keep the Parkway looking as it's best. If even half of the

700 homeowners gave \$50, that would give the Parkway an additional \$17,500 for 2020. That amount would give the Association enough funds to maintain our Parkway this year without completely depleting our accounts. Once the legal issues with EIPOA Units 4,5,6 can be resolved the Board hopes that they can again become members in good standing with the Parkway Association.

All donations can be mailed to:  
Englewood Isles Parkway Association, Inc  
1811 Englewood Rd.#208  
Englewood, FL 34223

Be sure to indicate your property's address on your donation check.

On behalf of the Board of Directors of the Parkway Association, I thank you in advance for any and all contributions.

Sincerely,

Alice Anastasi, President, Englewood Isles Parkway Association, Inc.

**Note: We would like to send this Newsletter via email as much as possible. PLEASE check with your neighbors. Did they all receive it? If not, and they have an email address, please ask them to forward their address to: [eipoa456@gmail.com](mailto:eipoa456@gmail.com) Thanks!**

### **Amendment 23 Ballot - Funding the Parkway Information**

As stated in the President's Letter, your Board is planning to send the ballots in the Fall when we hope the pandemic has passed.

The ballot language is straightforward.

A YES vote means you want to reinstate the \$59 you pay toward maintaining the Parkway.

A NO vote means you do not want to support the Parkway.

If you do not vote, it counts as a NO vote. Please be sure to vote when the ballots are mailed.

If the ballot passes before the next fiscal year, your Parkway fee would be included in your 2021 EIPOA dues. *In the meantime, please consider sending your \$59, or any donation, directly to the Parkway Association for this year.*



## Covenant Brush Ups

When we chose to live in Englewood Isles, we knew we were moving to a Deed Restricted Community. The consistent good looks of our neighborhood are the result of our agreement to abide by the Covenants. Since not many of us read the Covenants regularly, this newsletter will go over one of the Covenants in each issue. **The Covenants can be read, in entirety, at [EIPOA.org](http://EIPOA.org).**

Let's start our review with Covenant #11, Condition of Premises, as it is the one that gets the most attention. It states:

*Each Owner shall be responsible for the continuing proper maintenance and care of the lot, including vacant lots, together with any building or other improvement on the lot, in a neat, clean, and orderly condition and appearance.*

Article 11 A. Landscaping is straightforward in describing the requirement for watering, fertilizing, mowing, weeding, trimming, edging, lawn repair and removing debris. It also speaks to the fact that no trash, etc. may remain on the lot.

Article 11 B. Dwelling states the requirements of :

- 1. Painting or other exterior maintenance shall be performed as reasonably required to maintain the dwelling in good condition.*
- 2. No unsightly **mildew** or **rust** deposits, or **dirt** shall be allowed to accumulate on the building.*
- 3. No unsightly deterioration shall be allowed.*
- 4. Screened cages that enclose lanais/pools or any other sort of patio shall be structurally sound and all screening shall be intact throughout the cage.*
- 5. Swimming pools and related amenities shall be maintained in clean condition. No algae growth, dirt or debris shall be permitted. The water level*

*must be sufficient to present an attractive appearance and to prevent the conditions described above.*

Essentially, we are expected to keep our homes and property looking neat and tidy. **Take a look around, do the windows or roof need a wash?** A **hose sprayer with a jet stream** will blast off any surface dirt. Local hardware stores have products that will clean mildew and even prevent its return for a while. *Wet and Forget* and *Spray and Forget* are two that come to mind. Your favorite hardware store can likely recommend others.

**How is the stucco? Any rust showing?** Large areas may need professional attention. Neighbors or Nextdoor.com should be able to direct you to a **reputable** repairperson.

The Maintenance Committee is the group that looks at the neighborhood on a monthly schedule. It is a very difficult committee to **volunteer** for as residents sometimes take offense when a letter from the committee is received. Please be aware that the volunteers are only trying to keep our property values up and our neighborhood looking great.

