



Englewood Isles Property Owners Association, Inc.

Unit 4, 5 and 6

1811 Englewood Road #240

Englewood, Florida 34223-1840

Web: www.EIPOA.org

BOARD OF DIRECTORS MEETING

March 10, 2021

Attendance: Meeting called to order by Bill Callahan, President, at 6:02 pm via ZOOM. In attendance were President Bill Callahan, Vice President John Daubner, and Treasurer Frank Collins. BOD Members included Stan Gdowski, Priscilla McLaughlin and Jeannie Fullilove. A quorum was present. Absent BOD Members included Elizabeth Laflamme, Secretary, Juergen Kroos and Jim Parent. No residents were in attendance.

Approval of BOD Minutes: November 11, 2020 minutes unanimously approved.

President's Report: Bill Callahan: Key Agency summary of Insurance was reviewed including, General Liability, Fidelity Bond, Errors and Omissions for present and past Board Members. County is coming to address flooding at EI Pkway in April.

Treasurer's Report: Frank Collins: Finances at present \$32,013.30 in checking account. Detailed Financials upon request. Requested quote of compilation report from THC Accountants along with 2020 taxes.

COMMITTEE REPORTS

Architectural Review: Stan Gdowski, nothing to report. Dover Circle home progressing.

EI Pkway Association Report: Jeannie Fullilove, FPL to change street lights to LED. Speeders on bridges on EIPkway injuring 2 pelicans.

Communications Committee Report: Priscilla McLaughlin. Newsletter income \$855.00, profit \$167.68 for the first newsletter. Planning on 3 newsletters per year. Directory coming soon as well.

Elections Committee Report: Bill Callahan; there are no BOD seats expiring in 2021.

Fine Committee Report: Bill Callahan will present 3 properties to the committee under Old Business.

Property Maintenance Report: Stan Gdowski and 2 others took a ride around and 37 Letters were mailed.

Social Committee Report: Elizabeth Laflamme: Report presented by Bill Callahan. Block Party moving forward on March 20.

SWCA Report: No report

Welcome Committee Report: New packets going to new owners by Christiane Hostler and group.

Old Business: Bill Callahan: Send 3 homes to Fine Committee:

378 Firethorn: Dirty roof. Letters have been sent. Motion to fine \$100/day passed.

384 Eden Drive Refuse Containers left in front of the garage door and on the front side of the house. Letters sent. Fine of \$50 a day was approved.

371 Eden Drive oversized fence. A sketch and dimensions have been requested on two occasions, but not received as of this date. Motion to fine \$100.00 per day passed.

Update on 378 Firethorn. Contacted Sarasota County Director of Code Enforcement, Mathew Osterhoudt, regarding the dangerous conditions at 378 Firethorn. If a protective barrier is not installed, the property owner will be brought before a Magistrate at a public hearing to insure compliance per Kathleen Croteau on 10-26-2020.

New Business: Bill Callahan: Due to extreme negative and hostile response to Property Maintenance letters this past week a Certified Association Manager (CAM) is being sought. It is unfair to pit neighbor against neighbor in regard to an owner's lack of property upkeep and maintenance and creates negative feelings between neighbors. As a result, a CAM is being considered by the BOD.

Introduction of Deena Wolley, Licensed CAM, Licensed Notary, Real Estate Agent was captured thorough ZOOM. Property Maintenance would request CAM walk property every month or every 2 months depending on the requirements of the POA, If requested Deena could facilitate meetings using Robert's Rules. CAM's are required to relicense every two years. Once Ms. Wolley completed her presentation, THE BOD discussed and agreed to go forward with negotiations with Deena Wolley.

Legal Counsel: New legal counsel is being considered due to invoicing inconsistencies with Wells & Olaf and the inability of the Association to bring them to the table to resolve these issues. The invoicing issue was finally resolved in favor of the Association. Attorney Kevin Wells terminated the contract with EIPOA due to his invoicing issues.

New Legal Counsel Consideration to retain the services of Lobeck Hanson PA, Attorneys at Law. A motion was made to hire Lobeck Hanson Law Firm. Passed unanimously.

Roadway Committee: John Daubner. Call made to County regarding roads in EI 456. No structural issues per County officials. Roadways are sound for resurfacing Placing on schedule in 3-5 years.

Meeting Adjourned at 8:02 pm.

Respectfully submitted, Elizabeth C. Laflamme, Secretary

(Minutes written by Elizabeth Laflamme following review of the ZOOM video.)