



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 July 28, 2021 MEETING MINUTES

July 28, 2021

Attendance: Meeting called to order by Bill Callahan, President, at 10:00 AM via ZOOM. In attendance were Officers, President Bill Callahan, Vice President John Daubner, Treasurer Frank Collins. BOD Members included Priscilla McLaughlin, Jeannie Fullilove, Juergen Kroos, and Stan Gdowski. Absent BOD Member was Elizabeth LaFlamme, on holiday. There was a Quorum.

President's Report: Bill Callahan: During the meeting, actions will be reviewed on 5 properties that have not responded to letters mailed for the purpose of property maintenance violations

Treasurer Report Frank Collins: Checking account \$32,368.00; Money Market \$5,744.54. Frank also informed the Board that a bookkeeper & QuickBooks Instructor lives within EIPOA, has agreed to help this Association refine our QuickBooks file and be available to assist our Treasurer with bookkeeping task,s as needed. Her name is Joanne Godwin. Joanne had been a Board Member many years ago.

Architectural Review Committee Report: Stan Gdowski reports that the home on Dover Circle is still under construction. Activity has stopped for unknown reasons. It could possibly be from problems securing materials and/or Covid.

Election Committee Report: John Daubner was appointed to chair the Election Committee. He will review the election procedures for our January Annual Meeting.

Property Maintenance Committee Report: Stan Gdowski reports that our CAM, Deena Wooley, is under the guidance of our Board. There are five properties being referred to the Fine Committee. An additional 12 letters were mailed this month. There was a brief discussion about fences requiring approval from the Board. There is no time frame allowed property owners to correct fences. Fences must be approved prior to construction.

Communications Committee Report: Priscilla McLaughlin reported that the next News Letter is scheduled to go out in the Fall. Her committee is presently selling ads for the Fall addition with a tentative print date of November. Frank Collins is working with our new Bookkeeper to have the Newsletter Committees Finances reported into a profit center to more easily track income and expenses for this Newsletter Committee.

New Business:

1. Jim Parent has submitted his resignation. Jim stated that he presently does not have the time to devote to the Board and thought it best that he resign at this time. The President accepted his resignation.
2. Five properties are in violation of our Covenants. All five properties have received two letters. All 5 properties were approved by the Board to go to the Fine Committee. Letters will go out informing the property owners of the action by the Board and requesting them to respond in writing to participate in the Fine Committee's hearing to determine the final disposition of the fines initiated by the Board. The 5 Properties are:
 - a. 350 Eden Dr. for a roof violation. The 2 required letters have been mailed without response. The Board unanimously levied a fine of \$100 @ day up to the \$5,000 maximum.
 - b. 378 Firethorn Ave. for a roof violation. The 2 required letters have been mailed without response. The Board unanimously levied a fine of \$100 @ day up to the \$5,000 maximum.
 - c. 301 Gladstone Blvd. landscaping violations. The 2 required letters have been mailed with one response, with a promise to correct. The Board unanimously levied a fine of \$50 @ day up to the \$5,000 maximum. This fine will be held in abeyance to determine if the property's Covenants Violations have been corrected. If so the fine will be extinguished.
 - d. 363 Eden Dr. landscaping violations. The 2 required letters have been mailed without response. The Board unanimously levied a fine of \$100 @ day up to the \$5,000 maximum.
 - e. 117 Brandywine Circle landscaping violations. The 2 required letters have been mailed without response. The Board unanimously levied a fine of \$100 @ day up to the \$5,000 maximum.

Meeting adjourned at 11:02 am.

Respectfully submitted by acting Secretary

Bill Callahan
President
EIPOA Inc. (456)