

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)

## **EIOPA BOARD OF DIRECTORS MEETING**

**December 8, 2021, @ The Chamber of Commerce Building at 6pm**

**Attendance:** Bill Callahan, Pres., Priscilla McLaughlin, VP., Frank Collins, Treasurer, Elizabeth Laflamme, Sec., BOD Members Gail Turner, Jeurgen Kross. Absent Stan Gdowski, Barbara Moitoza. Jeanne Fullilove. 8 Residents were in attendance. A quorum was met.

The Agenda was emailed and placed on the website.

**President's Report:** Bill Callahan: Review of Agenda. Primary focus for the meeting will be to adopt the Budget for 2022. Also, Pacaso, a form of fractional ownership, could not be restricted by including language in the Bylaws. Attorney responded that if we place in bylaws it will not stand up in court, it must be in covenants. To do so we need 75% votes of 310 doors. EIPOA invoices will be sent out. Annual Meeting on January 19, 2022 at the Englewood Elks Club @ 6 Pm.

**Treasurer's Report:** Frank Collins provided a P&L Report 1-1-2021 / 11-30-2021. Total Expenses \$37,217.73. Total Income \$39,460.77. Net Income \$2,243.04: Checking \$28,028.62 MM \$5,744.00

**VP Report:** Priscilla McLaughlin Annual Meeting Elks Club first bay.

**Secretary Report:** Elizabeth Laflamme Present 10/27/21 Minutes. Approved with correction.

**Architectural Committee:** Stan Gdowski/Bill Callahan. Several Fences in Violation no contact/request for an Architectural Review. Ardenwood home that is being built is taking longer but there is activity.

**Parkway Committee:** Jeannie Fullilove/Bill Callahan. Nothing to report.

**Communications Committee:** Priscilla McLaughlin. Newsletter was delivered Nov 6, 2021. Profit \$814.00.

**Election Committee:** Bill Callahan: The Board will have 3 open seats at the 2022 Annual Meeting. Jeanne Fullilove's term expires and she will not run for re-election. Thank you for your service to the Community. Frank Collins and Barb Moitoza's terms expire and both have decided to run as incumbents for another 3-year term. The Board will go into 2022 with one open seat. There will be no election at the 2022 Annual Meeting.

**Fine Committee:** Bill Callahan. No fines at present time.

**Property Maintenance Committee:** Stan Gdowski/Bill Callahan The Association's CAM generated 7 letters for December 2021. For the month of Oct. 2021 30 violation letters were generated and for Nov. 2021, 33 were generated.

**Social Committee:** Elizabeth Laflamme Holiday Block Party Wednesday 12/15/21 4:30pm Red Ash Circle.

**Welcome Committee:** Christiane Hostler: Problem with getting in touch with people. Some volunteers are going 2-3 times to provide the welcome package.

**Old Business:** Bill Callahan: Pacaso, fractioned ownership of property.. A form of ownership where the investor sells ownership shares in the property. There could be 8-12 owners. This will be discussed at the Annual Meeting.

We had to replace the EIPOA sign and insert, that were stolen from Parkway in October 2021.

Information presented by Jeurgen Kross regarding the storage of garbage cans in clear view from the street. CAM sent out the 15 violation letters.

**New Business:** Bill Callahan/Frank Collins: Need to adopt an Annual Budget for 2022. The proposed Budget including revenue of \$38,750 to support the Budget was presented. Dues increase to \$125 was needed to support the projected expenditures. A motion was made and seconded to adopt the proposed Budget and to increase the Annual Dues to \$125. The motion was unanimously passed.

Annual Meeting set for 1/19/22 6:00 pm at the Elks Club Englewood, FL

**Property Owners Comments:** None

Adjournment 6:43 pm.

Respectfully submitted, Elizabeth Laflamme, Secretary