



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 ANNUAL MEETING of 2021**

**January 19, 2022 The Elks Club 401 S. Indiana Blvd Englewood FL 34223 6:06pm.**

**Attendance:** Board Members in attendance included Bill Callahan, Pres; Priscilla McLaughlin, Vice President; Frank Collins, Treasurer; Elizabeth Laflamme, Secretary. Members at Large :Jeanne Fullilove, Stan Gdowski, Juergen Kroos, Gail Turner, and Barbara Moitoza via Zoom. Number of property owners in attendance there was 18 households excluding the 9 board members. There was No Quorum (needed 93). However, there was no business on the Agenda that needed a vote, therefore we moved forward with Committee Reports. Prior to meeting the Agenda was posted on the website. At the registration desk, a profit and loss statement and checking account statement were given to members. Registration was at front entrance with name tags and masks provided.

**Introduction: Bill Callahan:** Welcome to 34 New Property owners in EIPOA 456.

#### **Report of Officers**

**President's Report-Bill Callahan:** What is the purpose of the HOA? 1. Maintain finances of dues for Attorney fees, property maintenance. 2. Promote harmony, safety and property values. At present time we use a Community Association Manager, (CAM).

**Treasurer Report- Frank Collins:** Good Financial Health. Hired a bookkeeper.

Report \$125.00 dues. P&L solvent Bank \$38,750. MM \$5000. At present 44 % of dues collected.

**Vice President Report-Priscilla McLaughlin:** Priscilla McLaughlin is a Licensed, Insured and Bonded Notary Public for the community and the board.

**Secretary Report –Elizabeth Laflamme:** Books are in order. Everyone is doing their jobs.

#### **Committee Reports Reviews of 2021**

**Architectural Committee-Stan Gdowski:** Review includes no changes in building permits.

369 Ardenwood Drive still under construction. 467 Dover Circle completed . There are 2 lots for sale.

348 Eden Drive has a permit to change roof and add an extension over front door.

**EI Parkway-Jeanne Fullilove:** 2021 included enhanced lighting at entrance which needed updating .

There were 2 Pelicans killed due to speeding vehicles on the Pkway. The association added signage and speed gun monitoring. They are monitoring those driving over 35 mph; no license plates are written, goal is to determine time of day and speed. Contract executed with Landscaper. Bridge repairs by county. New Cameo sign at west side of EIP near Larchmont. Mini reefs installed in canal by canal front property owners. FPL to install street light poles at Bayshore and Larchmont. Pkway budget is good.

**Communications Report-Priscilla McLaughlin:** 3 newsletters in 2021, each being 100% paid for by the Advertisers. Profit \$ 841.00. Thank you to Gail Turner, Editor and those that deliver newsletter. **Elections**

**Committee Report-Bill Callahan:** No election .

**Fine Committee Report –Bill Callahan:** 3 members on Fine committee meet once during the year. Total fines in 2021 \$10,000.00

**Property Maintenance-Stan Gdowski:** The CAM rides around is 1 time per month. 200 letters were sent in 2021 at a cost \$1500.

**Social Committee-Elizabeth Laflamme:** 3 Block parties were organized in 2021. Big thanks to all 5 committee members. Next Block Party March 16, 2022. New suggestions for outings are welcome. (eclaflamme@yahoo.com).

**Southwest County Alliance-Bill Callahan:** Group of HOA's in South Sarasota. 60 members to Sarasota County Government. However, due to Covid there were no meetings in 2021.

**Welcome Committee- Volunteer Chris Hostler,** absent from meeting. New owners receive a package which includes information, covenants and maps. Richard Boyer stated that Welcome Packets have been delivered to all new property owners.

**Old Business –Bill Callahan:** None

**New Business –Bill Callahan:** Open discussion re: Pacasso fractional ownership of residential homes. Consultation with counsel renders it legal. Requires a change in covenants to restrict fractional housing units. We will need to a 75% vote or 233 homes with an affirmative vote. Resolve to get information into newsletter, flyers, and educate residents. Contact Barb Moitoza ([Barbm607@aol.com](mailto:Barbm607@aol.com)) . Or Joe Turner at 605 Pineneedle Lane and stop in to talk with Joe.

**Meeting adjourned at 7:20pm.**

BOD Members meet following Annual Meeting to elect new President as Bill Callahan has chosen to step down. Gail Turner was elected President. Bill Callahan will remain on the Board as Vice President. Frank Collins will remain as Treasurer, and Elizabeth Laflamme will remain as Secretary.

Respectfully submitted,

Elizabeth Laflamme, BOD Secretary