



Englewood Isles Property Owners Association, Inc.
Unit 4, 5 and 6
1811 Englewood Road #240
Englewood, Florida 34223-1840 Web: www.EIPOA.org

DRAFT

EIPOA BOARD OF DIRECTORS MEETING
May 11, 2022 @ 6:00 PM via ZOOM

Attendance: Gail Turner, Bill Callahan, Barbara Moitoza, Juergen Kroos, Bill White, Priscilla McLaughlin. Absent: Elizabeth LaFlamme, Stan Gdowski, Frank Collins. One resident in attendance. Quorum met. Agenda sent and posted on website. Signs posted.

President's Report: No report. Will comment as agenda progresses.

VP Report: Bill Callahan – Received letter from PCI, the company that has historically produced our EI directory. They will no longer supply our directory free of charge as their advertisers, who pay for it, have not received enough response from EI. Bill suggested an all-Presidents' meeting be called to discuss future directories.

Treasurer's Report: No report

Secretary's Report: Gail Turner - March minutes approved.

COMMITTEE REPORTS

Architectural Review: Gail Turner – two requests for metal roofs

Parkway: Bill Callahan - Parkway President Alice Anastasio reports all Units paid. She is trying to get FPL to clean up & repair broken irrigation system and have a streetlight added at the intersection of Gladstone and Englewood Isles Parkway.

Communications: Priscilla McLaughlin – Next newsletter will be delivered late October. It continues to be profitable (\$1678.12) and support itself. Mary White will be helping with delivery.

Fine Committee: Bill Callahan – Bill will talk to the committee members about the properties with final letters.

Property Maintenance: Gail Turner - CAM sent 18 letters. 13 were first letters, all pertaining to roofs. 4 were 3rd letters, 2 of these 344 and 350 Eden are final letters. Bill

reports that 350 Eden has reached maximum allowable fines for its roof, but the landscape violation is able to be fined. Following receipt of the CAM report, Gail T requested she send one more first letter about overnight parking.

Juergen requested information about resurfacing of roads. Bill suggested Gail send a letter to Sarasota County Commissioner Ron Cutsinger.

Social Committee: Gail Turner – The block parties continue to grow with approximately 125-150 attendees. Next event is expected to be in October. More events are being requested. Due to need for more tables and chairs and port o pods, the committee requests an additional \$1,000 for their budget starting in October, 2022. This request will be discussed at the Budget meeting in the Fall.

Welcome Committee: no report

Southwest County Committee: Gail Turner – no meetings scheduled. Have left two messages for former President with no response.

Fractional Ownership: Geo Turner – With Barb Moitoza, we continue to review the amendments proposed by the lawyer. There is evidence of fractional ownership in our general area but recent sales in Englewood Isles point to individual cash sales. If we take this to a vote by the membership, it won't happen until the Fall or early Winter when most residents are here.

OLD BUSINESS – None

NEW BUSINESS

Proposed Amendment 2C: Gail Turner – This proposed amendment was sent inadvertently by our lawyer. It disallows owning more than 3 lots by a single owner within our HOA. Documents for discussion were emailed. Discussion regarding multiple lot ownership impacting number of rentals in our HOA. Opinions stated for amendment include skewed voting by multiple lot owners and potential for more renters. Opposition to a new amendment opinion suggested adding Estoppel requirements that homeowner occupies property for one year prior to allowing rental and include mandatory tenant background check paid for by property owner, be provided to the Board. Tabled for further research and consideration.

Electronic Voting: Gail Turner – Would like to offer this as an option for the upcoming Board election ballot and potential covenant amendment ballot. Lawyer sent opinion that there are no obstacles to setting this in motion. Bylaws and legal opinion suggest a simple sign, scan and email return will be sufficient. Crosschecking of ballots would be same as for proxies vs. in person voting. Further research into application is needed (Gail), but Board is in favor.

Watering: Juergen Kroos – Residents are watering more often than the Tuesday or Thursday rules required by Sarasota County. In light of the current drought, watering

restrictions should be adhered to. Discussion brought out that a couple of irrigation wells have gone dry. At this time, solution seems to be talking to neighbors when warranted.

Meeting adjourned at 7:05 PM.

Respectfully submitted,

Gail Turner, President

Barbara Moitoza