



Englewood Isles Property Owners Association, Inc.

Unit 4, 5 and 6

1811 Englewood Road #240

Englewood, Florida 34223-1840

Web: www.EIPOA.org

EIOPA ANNUAL MEETING of 2022

DRAFT DRAFT January 10, 2023 Englewood Methodist Church 6:00 pm DRAFT

Attendance: Board Members in attendance included Gail Turner, Pres., Bill Callahan, VP; Frank Collins, Treasurer-absent; Elizabeth Laflamme, Secretary. Members at large : Priscilla McLaughlin, Stan Gdowski, Juergen Kroos, Bill White, and Barbara Moitoza-absent. Number of property owners in attendance was 30 households,, 45 members excluding the 9 board members. There was No Quorum (need 93). However, there was no business on the Agenda that needed a vote, therefore we moved forward with Committee Reports. Prior to the meeting a letter of invitation, dues form, budget and P&L were mailed. Agenda was posted on the website and signs posted in neighborhood. At the registration desk an agenda, a profit and loss statement and checking account statement were given to members.

Introduction: Gail Turner: Welcome to all and New Property owners in EIPOA 456.

Report of Officers

President's Report-Gail Turner : Members of EIPOA were helpful following Hurricane Ian September 28,2022. Neighbors helping neighbors, clean up, and lending homes to stay. Capstone CAM will not write letters due to hurricane damage until February. If you get a letter regarding your property call Capstone. Hurricane related damage will not be reported. At present time we use Capstone, a Community Association Manager, (CAM).

Treasurer Report- Bill Callahan: Our HOA is in good financial health. \$20K CD earning 3.25% at Wells Fargo. Cash: \$14K in dues. Make your payment by February 1 or you will be fined \$25.00. Profit and Loss \$9100.00 in 2022. Legal costs came in way below the budgeted amount.

Vice President Report-Bill Callahan: Nothing to report.

Secretary Report –Elizabeth Laflamme: BOD held 7 meetings via Zoom. Minutes are on website. No major issues to report.

Committee Reports Reviews of 2022

Architectural Committee-Stan Gdowski: 5 pool cages, 5 roofs, 1 gazebo, 1 fence, 1 new construction all approved and within county requirements.

EI Parkway-Bill Callahan: The Parkways 2023 Budget was approved with no increase in contributions. The Parkway finances are in sound financial health. Oak trees damaged by Ian. Other damage is the responsibility of county.

Communications Report-Priscilla McLaughlin: 3 newsletters in 2022, Jan, Mar, Oct. each being 100% paid for by the Advertisers. Profit \$ 928.00. Thank you to Gail Turner, Editor and those that delivered newsletter.

Elections Committee Report-Gail Turner: No election. Current Board will remain for 1+ years.

Fine Committee Report –Bill Callahan: The Fine Committee consists of 3 HOA Members that cannot be an Officer or on the Board, meets when necessary to oversee any fines levied by the Board for violations of the Covenants. There were no Fine Committee Meetings in 2022.

Property Maintenance-Gail Turner As of September, we are working with Capstone, CAM. The CAM rides around is 1 time per month. There will be no letters generated until February. If hurricane related damage, contact Capstone directly.

Social Committee-Elizabeth Laflamme: Board increased budget by \$500.00. 2 Block parties were organized in 2022. Big thanks to all 5 committee members. Next Block Party January 20, 2023. Social Calendar being delivered to each household.

Southwest County Alliance-Bill Callahan: The Southwest County Committee consists of HOA located within South Sarasota County. The Committee focuses on any government agencies' activities that could affect Members in South County. The Committee has not meet in the past 2 years due to Covid and Ian but will resume again in Feb. 2023.

Welcome Committee- Volunteer Chris Hostler, absent from meeting. New owners receive a package which includes information, covenants and maps. There were 11 properties that sold between November 2021 to December 1, 2022.

Old Business –Gail Turner: Pacasso/fractional ownership of a house where up to 8 people become owners has been tabled by Board until further notice.

New Business –Gail Turner: Electronic voting which Gail Turner will research. We have 240 emails of the 310 homes in EIPOA 4, 5 ,6.

Property Owner comments: Errors and Omissions Insurance defined by Bill Callahan. Lawn maintenance at Pineneedle Lane paid by association.

Meeting adjourned at 6:57 pm.

Meeting of BOD following adjournment. Gail Turner continues as President. Bill Callahan will remain on the Board as Vice President. Frank Collins will remain as Treasurer, and Elizabeth Laflamme will remain as Secretary. Barbara Moitoza has resigned her seat. Gail Turner stated she knew someone that has volunteered. The Board will vote on this appointment at February BOD Meeting.

Respectfully submitted,

Elizabeth Laflamme, BOD Secretary

