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 BOD MEETING January 15, 2024 ANNUAL MEETING 6pm at Elks Lodge**

**Attendance:** Gail Turner, Pres., Bill Callahan, VP, Frank Collins, Treasurer, Elizabeth Laflamme, Secretary. Board members Stan Gdowski Juergen Kroos, Priscilla McLaughlin, Bill White, and Teri Woodcock. A quorum of the Board was met. The Agenda, 2024 Proposed budget were emailed to BOD members. Signs were posted. Meeting began at 6:03pm.

**President’s Report:** Gail Turner: Brief review of past board meetings via Zoom. All residents can attend. Contact our message line at 941-681-0446. With regard to homeowners not following Covenants, you are urged to call Capstone then Board will follow up. We have electronic payment options for HOA thru ZELLE and your banking institution. I have spoken to Electronic Voting Company, $29.00 per annual vote. **V.P. Report:** Bill Callahan: Manager of Directory database for 310 homes and all other section Presidents receive a notice for updating information before March 2024. The VP also heads up fine committee. **Treasurer’s Report:** Frank Collins: Maintains all banking, bookkeeping and picks up mail. 2024 Proposed Budget reviewed. The 2024 Budget and monthly P & L are posted on the website www.EIPOA.org. HOA dues are trickling in at 38% paid to date. No reconciliation has been completed to date by the independent financial firm however, will appear on website once completed. **Secretary Report:** Elizabeth Laflamme: Keeps minutes and records each month. All minutes were approved each month with corrections as necessitated.

**COMMITTEE REPORTS Architectural Committee:** Stan Gdowski. After IAN 20 roofs were approved and 11 pool cages.

**Parkway Committee:** Bill Callahan: Dues are the same-no increase. Parkway looks great due to the volunteer efforts of Mr. Gene Anastasi of 313 Oakwood Circle.

**Communications Committee:** Priscilla McLaughlin: sent 3X per year. The only profit center. Kris Boucher has agreed to head up the Communications Committee and continue with the newsletter. He has 4 volunteers for his committee. Kim Martino-graphic artist, Christiane Hostler , Vickie Horsley and Marie Higgins, Sales.

**Fine Committee:** Bill Callahan: Least liked committee to head up. Once the household receives 2 letter and no correction or communication has been made, the BOD has to vote on sending to fine committee and the fine amount. Most fines can be up to $100/day and a maximum of $5000.00. Of the 18 certified letters sent in 2023, 14 complaints were extinguished because they were brought back into compliance; 3 due to extenuating circumstances (for 30 days) and 1 resident did not respond. The 1 resident will be fined $100.00 per day up to $5000.00. Estoppels are necessary for transfer of title and must be cleared by the HOA. Fines must be paid before transfer of title.

**Social Committee:** Elizabeth Laflamme. 2 block parties, 1 community wide block party and 1 Holiday party at Boca Royale. The committee is planning new events for 2024 which will be in newsletter.

**Property Maintenance Committee:** Gail Turner: Per Capstone Property Maintenance 211 violation letters were sent out in 2023. CPM did not separate the 1st letters from the 2nd letters.

**Welcome Committee:** Richard Boyer: Information needed for directory and packets are available.

**Old Business:** Gail Turner: None

**New Business:** Gail Turner: one Comment Card re: metal roofs. Covenant states: Cement, clay, solar, metal, and fiberglass tile are allowed. Discussion regarding 75% votes of 310 homes or 233 positive votes are necessary to change any covenant. Appointment of new Board of Director members Kris Boucher, Mindy Hazlett and Gary LaFlamme. Thanks to Stan Gdowski, Elizabeth LaFlamme and Priscilla McLaughlin for many years of service.

 Meeting Adjourned at 7:09 pm.

A brief meeting was held after adjournment to elect new Officers for the BOD: Gail Turner Pres, Bill Callahan, VP, Frank Collins, Treasurer and Teri Woodcock, Secretary. All were voted and approved.

Respectfully submitted, Elizabeth Laflamme, Secretary