

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/)

**EIPOA BOD MEETING, MAY 14, 2025 @ 5:03PM via ZOOM**

Attendance: Kris Boucher, President, Gail Turner, Vice President, Frank Collins, Treasurer, Teri Woodcock, Secretary, George Smith, Mike Stefanatos. Residents attending the meeting included Karen Snow, Krisha Moto Lewis & Kate Zacherevich. Absent: from the meeting were Chuck Bradley & Dennis Smith. Signs were posted, and notices were posted on the website. The Agenda, P&L, and past minutes were emailed to BOD members. A quorum was met. The meeting began at 5:03PM.

**President’s Report**: Kris Boucher -- Kris introduced Karen Snow and nominated her as the 9th board member. Frank Collins made a motion to accept Karen Snow’s nomination, George Smith 2nd the motion and all approved. Kris stated that if residents still have the trash bins from the previous trash company, the bins can be used for garden debris, or they can be returned to Waste Management in Venice next to Starbucks. He sent out a Notice of Assessment to one resident but has not received a response. He stated he wanted to clear up some of the outstanding balances for residents who owe over $400. Kris & Gail did a Property Maintenance & Compliance drive in early May--Gail will discuss the results. The Annual Directory is completed and is being distributed.

**Vice President’s Report**: Gail Turner -- Gail advised we need to vote on the new CAM contract with Alex of ARC Group Real Estate. A copy of the contract was emailed to all board members. She sent out many emails to various companies. The costs were extremely high because the companies want to do everything (meetings, emails, letters, etc.). The new CAM’s price is $200 monthly plus $1.75 per letter to do the Property Maintenance & Compliance drive, send the letters and a report to the Board each month. He will also maintain copies of the letters and provide them to the Fine Committee as needed. Alex will take the initial phone call and, if needed, refer to the Board. The attorneys reviewed the contract, and a few changes were made which Alex corrected. Kris asked if Alex would be taking photos and Gail said she would follow up with Alex to make sure he could do that. The effective date of contract will be 6/7/25—not 5/12/25. Kris will be available on 6/7/25 to accompany Alex on the drive. Kris made a motion to accept the contract with ARC Real Estate Group to do our inspections, Mike Stefanatos 2nd the motion, and all approved.

**Treasurer’s Report**: Frank Collins -- There is $35,251.56 in the checking account, $10,563 CD with JP Morgan, and $20,000 CD with Wells Fargo. The Wells Fargo CD is nearing its renewal and will decide whether to keep it at Wells Fargo or go elsewhere. Fusco said they may be able to get a better rate. Frank mentioned that the Accounts Receivable had $28,588 related to fines which were absolved and written off (noted on the Balance Sheet under Fund Balance). George Smith had a question relating to the Fund Balance and it was decided that he & Frank meet with Fusco to get clarification on George’s question. Frank stated he needs to meet with Fusco about the Customer Balance Summary to ensure they have the correct addresses and run statements. He forwarded 3 Estoppels to Fusco (601 & 611 Pineneedle, and Lot #99-5). He received 2 Estoppel Certificates (328 Eden and another for a lot). Gail Turner made a motion to accept the April financials, George Smith 2nd the motion, and all approved.

**Secretary’s Report**: Teri Woodcock – All members received the minutes from the 4/9/2025 meeting. There were no questions or corrections. Frank Collins made a motion to approve the minutes, Gail Turner 2nd the motion, and all approved.

**Architectural Committee**: Danny Gonzalez – no report. Kris advised Danny sent him a form for the Architectural Committee to use. Form needs to be modified because some things are not applicable. A suggestion was made to include information in Fall Newsletter on what type of things need Architectural Committee approval

**Parkway Committee**: Kris Boucher – Kris attended the most recent meeting, on 5/12/25. The Parkway is financially okay. There is a Newsletter from the Parkway included with the Directory. The County will be replacing the 4 bridges on the Parkway which may cause problems with the irrigation system. The electrician is still working on the electrical box that was damaged during the hurricanes.

**Communications Committee**: Geo Turner – Gail advised that Geo Turner plans to have the Fall Newsletter out in mid-October.

**Fine Committee**: Gail Turner – Nothing to report.

**Property Maintenance**: Gail Turner – Gail & Kris completed the May drive by inspections. Eleven letters were mailed-- 8 were 1st violation letters—all landscaping, and 3 were 2nd violation letters—landscaping, lack of pool cage, and lack of irrigation. Gail said she will be sending a 2nd violation letter shortly to 350 Eden Gladstone and 378 Firethorn. Krisha Moto Lewis discussed her letter of violation she recently received regarding dead palms on her property. She called Sarasota County and was informed that dead palms do not need to be removed. Krisha said she has a flowering vine growing up & around the palm.

**Social Committee**: Octoberfest is tentatively scheduled for Friday 10/24/25. The Holiday Pary is tentatively set for Sunday 12/14/25 at Boca Royale. The exact date will be finalized in June.

**Welcome Committee**: Jeanine Hosey agreed to take over the Welcome Committee. Gail is working on a list of new property owners since January 2024.

**Old Business**: George Smith inquired about assigning email addresses for all Board members—need to check with Don Bayley on this.

**New Business**: Once the new CAM person is in place, the HOA needs to designate 1 person to keep the records. George Smith volunteered to do this.

Gail Turner made a motion to close the meeting, Kris Boucher 2nd the motion, and all approved to close the meeting.

Meeting adjourned at 6:17PM.

Respectfully submitted by Teri Woodcock, Secretary