

ENGLEWOOD ISLES UNITS 4, 5, & 6 PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes – July 12, 2017

Approved August 9, 2017

The July 12, 2017 meeting of the Englewood Isles Units 4-6 Board of Directors was called to order by President Bill Bickel at 6:00 PM at the Elsie Quirk Library. A quorum of Board members was present.

Board Officers Present: President Bill Bickel, Vice President Kim Fox, Secretary Rob Holborn, Treasurer Frank Collins.

Board Members Present: Tom Sherrin, Neil Aymond, Paul Powers (teleconference), Stan Gdowski, George Gdowski, Krisha Mota, Bill Callahan (teleconference).

Board Members Absent: Gary LaFlamme, Jeanne Fullilove, Meredith Herrington, Christiane Hostler.

Residents Attending: Nick Dexter, Ashley Capdarest, Ed Brame, Michaelene Brame, Suzanne and Don Bayley. Leslie Lougee, Laura Marcusa, Mike and Ellie Olesin, Lora Crum, Rich Carney, Jo Letto, Helen and Charlie Kennard.

Welcome: President Bickel welcomed the residents to the meeting.

Approval of the May 10, 2017, and June 14, 2017 Board of Director's Meeting Minutes:

Motion on the Floor:

Bill Callahan made the motion to accept the May 10th minutes. Tom Sherrin made the second.

The motion carried by a unanimous vote of the board members present.

Bill Callahan made the motion to accept the June 14th minutes. Tom Sherrin made the second.

The motion carried by a unanimous vote of the board members present.

Report of Board Officers:

President's Report: President Bickel discussed property maintenance, and that 70 post cards were sent out. He reminded the audience that the PMC is made up of volunteers and they are doing the best they can. He discussed the number of complaints. He recommends that the Board hire a property maintenance management company to handle the work of the PMC because currently we are forcing neighbor verses neighbor.

There was a suggestion from the audience that the PMC be aware of the drought and that bare spots on lawns are not as important as debris, filthy or moldy walls etc.

Treasurer's Report as presented by Frank Collins: Frank Collins presented a new format for his future treasurer's reports. Frank presented the board a balance sheet, and a profit and loss budget verses actual sheet. Frank reported that the total assets of the HOA is \$58,896.98.

Committee Reports:

Communications Committee – Kim Fox stated that three special bulletins were sent to the residents.

1. Election Reform
2. Rental Registration
3. Property Maintenance

Welcoming – Frank Collins reported meeting with some new residents and giving them a copy of the covenants.

Property Maintenance – Suzanne Bayley stated that 45 post cards were sent out due to the poor condition of the lawns. Suzanne stated that 70 cards were sent out in all and that 1 in 10 residents responded back to the committee. Suzanne suggested that the board members rotate on the PMC so that they have an idea of the work of the committee.

President Bickel brought up the chronic non-compliance residents, and he discussed three properties:

477 Dover Circle: recommendation to send to the fine committee. There was extensive discussion regarding this property and the length of time the property has not followed the covenants.

Motion on the Floor:

Stan Gdowski made the motion to send 477 Dover Circle to the fine committee. Rob Holborn made the second to the motion.

The motion carried by a unanimous vote of the board members present, and the property will be sent to the fine committee.

344 Ardenwood – Suzanne Bayley asked for the board to table a vote on this property because they are working on the property. She stated that the PMC will follow up on this property. The board agreed with Suzanne and the property will not be sent to the fine committee pending compliance with the covenants.

No further action by the board on this property until another report from the PMC.

340 Ardenwood – Suzanne Bayley discussed the continued problems with this resident and the property. Suzanne stated due to the time frame of the recent letters sent to the property that this property could not go to the fine committee until after July 21, 2017.

Motion on the Floor:

Bill Callahan made the motion to take this property to the fine committee after July 21st. Stan Gdowski seconded the motion.

The motion carried by a unanimous vote of the board members present, and the property will be sent to the fine committee.

Parkway – Bill Callahan gave a report regarding the status of the Parkway Association. The newly hired CAM was fired, and the treasurer’s job and the secretarial job would be done in house.

Architectural Committee – Nothing to report.

Sunshine Committee – Nothing to report

South County Alliance - Rob Holborn announced the unexpected passing of Suzie Summerlin who was a long-time board member for the Alliance. Rob requested that a card be sent to the family from the board.

Fine Committee: There was extensive discussion regarding advertising the dates of the fine committee meetings. A resident brought up that in FL statute 720 that since will lead to the board spending funds (for an attorney) that the residents have a right to attend.

Motion on the Floor: Rob Holborn made the motion that the dates of all fine committee meetings be posted on the community website. Neil Aymond seconded the motion. There was no further discussion.

Members who approved the motion: Tom Sherrin, Neil Aymond, Frank Collins, Paul Powers (teleconference), Stan Gdowski, George Gdowski, Krisha Mota, Bill Callahan (teleconference), Bill Bickel, Kim Fox, Rob Holborn.

Opposed the Motion: Bill Callahan

Old Business

Holiday Party – The party has been cancelled.

New Business

Rental Properties: President Bickel discussed a letter he has written that he would like sent to the residents discussing rental properties. There was significant discussion regarding the issue with the residents in attendance. Resident Helen Kennard brought up to the board that there were several new laws regarding HOA's and their covenants waiting for the Governor to sign into law but the laws would be retroactive to July 1, 2017.

Property Maintenance Committee: Suzanne Bayley and Neil Aymond are discussing an idea to have the board members rotate on the PMC so that all board members understand the process and get a good look at the neighborhood.

Resident Laura Marcusa asked if a resident had to go to the architectural committee for approval of Solar panels. The board members responded by stating that a resident did not need approval from the architectural committee. Rob Holborn stated that Florida Statute 163 states that HOA's cannot prohibit energy saving devices. Laura Marcusa also stated that she understood that clotheslines are permitted. Rob Holborn stated that this also falls under statute 163.

There was no other new business brought up by the board or the residents in attendance.

Motion to Adjourn Stan Gdowski, Seconded by Bill Callahan. The motion carried by a unanimous vote of the board members present. Meeting was Adjourned at 7:35 PM.

Minutes submitted by Rob Holborn, Secretary.