

# Up and Down the Isles

Published by Englewood Isles Property Owners' Association, Inc., - Units 4, 5 & 6

A Deed Restricted Community

## IMPORTANT INFORMATION IN THIS ISSUE!

### *Message From Our President*

Dear Friends, Neighbors and Visitors,

A welcome to our new property owners, our returning snowbirds, and all of our neighbors and friends. The days are getting shorter, cooler weather is settling in and life in Southwest Florida is blessed with cooler days and pleasant nights. The summer rains have left the lawns and vegetation a lush green. Welcome to Paradise!

There are several issues that I would like to highlight for your review.

The first is the action taken by your Board of Directors at the regular monthly meeting on October 14, 2015. After much debate, including a special meeting convened on Sept. 30, 2015, the Board decided and voted to hire a Community Association Manager (CAM), to provide us with their services. As of the date of this publication, the contract has not been signed and is in the negotiation phase. The name of the "CAM" is Sunstate Association Management Group. They are a LCAM (**Licensed** Community Association Manager). This leads to the question "What is a LCAM"? A LCAM is a company of licensed professionals that assists the Board, at the direction of the Board, to comply with their fiduciary duties and responsibilities in areas including but not limited to, accounting, financial reporting, property maintenance inspections with specialized software, reporting and legal issues. I can anticipate your next question. Why now? Over the past 6 years that I have been on the Board, our community demographics have changed. We went through a financial crisis approximately seven years ago that caused a dramatic increase in home foreclosures, thus exasperating the change. What once was a community made up of primarily retirees has changed, including working owners, rentals and a wave of new younger retirees. This shift is not good or bad, but it is different. These changes, driven by a dramatic increase in our legal expenses and the State of Florida's ever-changing laws that govern the Association's operation, has prompted the Board to hire the CAM. Yes, there is a cost associated with hiring a LCAM. This cost will ultimately lead to a future increase in dues. Any increase in dues must be discussed and voted on by the Membership at a meeting. This meeting must be advertised to all property owners in writing as per Article 4.3 & 10.1 of our Bylaws. As of the date that this newsletter was published, the Board has made no decision to increase the annual dues.

The second issue is the condition of the Parkway. The Parkway currently looks magnificent, but it will deteriorate without adequate funding. The inequitable funding issue that I discussed in our Spring 2015 Newsletter has still not been resolved. As of this time, Units 1 & 2 have not fully paid their financial obligation to the Parkway Board.

The third issue concerns property maintenance and the condition of individual homes and yards. The condition of the majority of the 311 homes in our Association is spectacular. Job well done! Except for a small number of homes, the summer's combined rain and warmer than normal temperatures have caused an unusual increase in mold on roofs, driveways and walls. Please take a moment to inspect the exterior of your home. If action is required to clean any of the above, please correct prior to receiving a letter from our Property Maintenance Committee. This would be much appreciated.

If you have any questions or require additional information on Association issues, contact me at (941) 474-8866.

Bill Callahan, President

**See additional CAM information on page 5**

## Roof Maintenance

### Can Asphalt Shingle Roofs Be Cleaned?

Although most of the roofs in Englewood Isles are tile, some homes were built early in the development of the Isles with shingle roofs. These roofs have been grandfathered in and can be replaced with asphalt shingles unlike tile roofs that must be replaced with tile according to the Covenants.

Asphalt shingles get dirty just like tile. They get the same mold and algae and require cleaning. **Yes, asphalt shingles can be cleaned.**

It is bad enough that roof stains are ugly. Unfortunately they also lead to roof damage. The granules which protect and color the roof are dislodged over time. The stains hold moisture to the roof's surface and can cause decay and rotting of the roof's underlayment. Not only is the asphalt shingle roof being discolored by the stains, but the life of the roof is shortened leading to an early roof replacement. Moss and lichen do the same; however, the damage normally occurs much faster.

These pictures speak a thousand words.



For best results, contact an experienced, licensed, bonded, insured contractor who specializes in roof cleaning. They should know the proper chemicals to use to remove the mold and algae and the appropriate rinse technique. Some residents attempt roof cleaning themselves. This is a dangerous idea. Is the cost savings worth a potentially life-altering or fatal fall?

## Safety Smart!



**One Text, One Call Could End It All!**



## Holiday Dinner Dance

**Friday, December 11, 2015**

Boca Royale Golf & Country Club  
1601 Englewood Road  
Social Hour 4:30pm - 5:30pm  
Buffet Dinner 5:30pm  
Dancing 6:00pm - 9:30pm  
*Music by Eddie & the Edsels*

### Menu:

Salad  
Stuffed Pork with Apple Sage Stuffing & Port Wine  
Demi-Glace  
Mandarin Glazed Salmon  
Chicken Piccata  
Roasted Potatoes with Rosemary  
Green Beans Almondine & Mixed Vegetables  
Dessert Cake  
Tea - Coffee - Soda  
Cash Bar

**Tickets available but limited. Reserve Today!**

Contact Verena Gillet (941) 460-1718  
or Magda Porte (941) 474-4594

Tickets \$27  
Raffle & 50/50 at the Door

## The Future Of Your Community Could Be In Your Hands!



Nominations for Board Members are now being accepted. Candidates must be at least eighteen (18) years of age and a member of the Property Owners Association. Any person or entity that holds title in fee simple to a lot in the Subdivision shall, by virtue of such ownership, automatically be a member of the Association.

As of this date we have 5 open seats for January. Directors shall be elected for a three (3) year term.

Nominations must be received no later than December 1, 2015. Please contact one of the following

### Nominating Committee Members:

**Odie Kourapis, Chairman (941) 475-6592**  
**Ed Brame (941) 468-6373**

### Why Serve On the Board?

Serving on your HOA Board isn't always smooth sailing. There are many difficult decisions to make, disputes to settle, budgets to balance and much more. So, why do some people choose to serve on their Board? Because there are perks to being on the Board. If you are less than enthusiastic about getting involved with your Board, consider these points.

**In the Know:** Serving on the Board means that you are aware of what's happening in your community. You choose to take an active role in managing and improving the community, which is also an ideal way to manage the investment you made in your home.

**Better Relationships:** Being a Board member gives you an opportunity to get to know other Board members, community volunteers and some of your neighbors. It has built-in social opportunities. Developing stronger relationships with your neighbors makes it easier to discuss options and solve problems when they arise in the community.

**Volunteers Welcome:** Everyone in the community has different talents and skills that are useful in running a

homeowner association. So, don't shy away from Board opportunities because you feel others may be more qualified. It's your responsibility to get involved and use your talents in the community.

**More Knowledge:** When you serve on the Board, you learn about changing laws that can affect your association, the HOA industry, vendors, environmental issues, contracts and more. Being involved with Board research and discussions opens up a whole new world of learning about and solving the issues facing your community.

**Solve Problems:** Getting involved helps owners look out for their interests and solve community problems the right way. Board members have the opportunity to understand why certain rules are in place and weigh in on standards for the community. It's the ideal way to set your community up for future success.

**Keep Mum:** You've probably heard people say that individuals who don't vote in political elections shouldn't complain about the job the elected officials are doing. The same philosophy applies to HOA Boards. If you aren't willing to serve your community, do you have the right to complain about the decisions that other volunteers make? If you aren't happy with how your association is run, let your voice be heard by volunteering to serve.

"Why Serve On the Board" Reprinted by permission from Wise Property Solutions: Homeowners Association Management, Knoxville, TN

## This is your last issue of Up And Down The Isles!



Not really. This is the **last printed or emailed issue.**

From now on you can view the latest issues as well as back issues of Up and Down the Isles on our website

[www.inglewoodislesfl.org](http://www.inglewoodislesfl.org)

This is being done to reduce cost by not having to print and post a newsletter because we were only able to obtain emails from about one-half of our residents.

If you don't have access to a computer, just contact Kim Fox, 460-8042 for a printed issue.

**Monthly Board Meetings**

- December 9, 2015
- January 13, 2016
- February 3
- March 9
- April 13
- May 11

The Board of Directors meets monthly at the Elsie Quirk Library on Dearborn Street in Englewood on the above Wednesdays at 6:00 p.m. **All residents are encouraged to attend these meetings.**

**Annual Meeting 2016**

**Englewood Isles Board of Directors  
Units 4, 5, and 6  
Annual Meeting For 2016**  
United Methodist Church  
700 East Dearborn Street  
Thursday, January 21, 2016  
6:00 p.m.

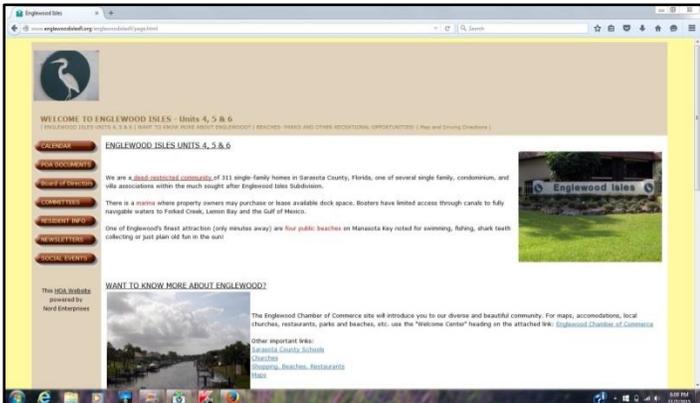
**Parkway Decorating**



The Holiday Lights and Decorating of the front entryway will be on **Saturday, December 5, 2015 at 9:00 am**. All volunteers should meet under the oak trees. The Holiday un-decorating will be on **Saturday, January 9, 2016 at 9:00 am**. We need as many people as possible to help. Of course we will have special treats for all of the volunteers.

**Take A Look At Our Website**

[www.inglewoodislesfl.org](http://www.inglewoodislesfl.org)



**Know What You're Planting**

It just keeps on **growing and growing!**

This is a backhoe removing 15 year-old shrubs from my yard. Sure, they were small when planted in 1999, but over the years, the root system grew out of control. At one time, they had grown to over 9 feet tall! I cut them back, but the roots came out into the yard, and the trunks and branches got thicker and larger. That's what happens to certain plants that start out small and beautiful and grow out of control. Before you plant, take a look at this website. It gives great tips for plants, trees, and shrubs that are more suited to our neighborhood situations and smaller yards.

<http://www.south-florida-plant-guide.com>

Be careful of trees. These pictures show root damage caused to asphalt, not to mention sidewalks, driveways, sprinkler lines, lawns, and even your home's foundation.



**Your Annual Assessments (Dues): Property Value Insurance**

When we reach for our check book and write out our annual assessment check, the first thoughts that come to mind are usually the same ones that possess us whenever we are obligated to meet our responsibilities. After all, one bill is usually just as unwelcome as any other, right? Wrong!

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Living in a planned community offers many advantages not available to homeowners in the community-at-large. But probably one of the biggest advantages comes in the protection to our property values that community association living provides. Rules and Regulations, Architectural guidelines, CC&Rs (Covenants, Conditions, and Restrictions), By-Laws and state and Federal statutes were designed to protect our interests by regulating many of the nuisances that usually chew away at property values.

Consider this: the same developer builds the same model of home, one in a planned community and the other in a typical residential neighborhood. The difference between the two homes is the difference in property values. A difference in the tens of thousands of dollars! So, the next time you write out that assessment check, don't feel like you're just paying another bill. **Your annual assessment is an investment in your community that will be recouped when you decide to sell.** Consider it protection on your investment just as your insurance premiums protect your investments in your car, home or life.

## Facts About the LCAM

### LCAM (Licensed Community Association Management)

#### ***"I didn't know the Board was proposing a LCAM."***

The Board has been investigating the use of a CAM since the April, 2015 monthly Board meeting. At that meeting, a CAM made a presentation of its services to the Board. At a special Board meeting on September 30, a second CAM made its presentation. At the October 14 monthly Board meeting, a third CAM made its presentation. After the third presentation, the Board discussed either choosing one of the three CAMs or no CAM at all. The Board decided to hire Sunstate LCAM and begin contract negotiations. As of this date, the contract negotiations are ongoing with our legal counsel.

#### ***"Who is Sunstate Association Management Group?"***

Sunstate is a LCAM (Licensed Community Association Management) company based in Venice, FL currently serving 40 associations in 3 counties; Sarasota, Manatee and Charlotte with 3 office: Venice, Sarasota and Englewood.

#### ***"What Does Sunstate Provide?"***

Sunstate's job as a Licensed Community Association Manager is designed to make the tasks of the

Homeowner's Association Board easier and stress free. Licensed Community Association Managers, otherwise known as LCAM's, possess the skills to not only save an HOA Board time, but to help them get the most value from their property.

A LCAM's job duties can range between many different things:

- Providing property compliance
- Serving the HOA Board and the community
- Providing accounting services
- Advising the HOA Board

#### ***"Why can't the Board do all this?"***

- Advising The HOA Board

This is often the most time-consuming part of a LCAM's job. **HOA Boards have elections every 1 or 2 years, and turnover is not uncommon.** Boards are usually between 5 and 15 people, depending on the size of the community and how the Board is set up. HOA Boards are done as a voluntary position, and some members of these Boards come in with a precise agenda of what they think should happen. Many of these members have never served on HOA Boards before, and do not fully understand the proceedings of an HOA Board. It is the job of the Licensed Community Association Manager to help these Boards to learn to work together and make productive decisions for the community. It is also the job of the Licensed Community Association Manager to follow instructions that the Board has given to them. Sometimes the LCAM has to make tough judgment calls on regulations or statutes, and their basis for decisions is to follow the intent of the constantly changing State statutes as it pertains to Homeowners and Condominium Associations.

#### ***"Why do we need a LCAM now?"***

As discussed in our President's message (front page), the community demographics have changed. Changing laws, increased legal expenses, and the need for year-round dedicated management services have made it clear that professional, comprehensive year-round management is needed to keep current with changing times.

The community has entrusted the Board with the responsibility of managing the Association. The Board acted responsibly, and made an educated decision to hire a licensed community management company to provide 12-month year-round management to the Board and the community.

***“What is the cost?”***

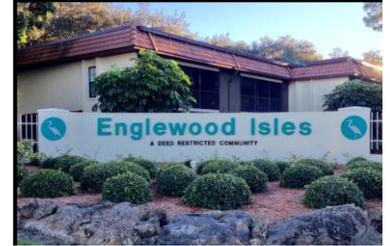
We have enjoyed extremely low **ANNUAL** dues of **only \$75** thanks to the tens of thousands of volunteer hours by your past and present Board of Directors. Based on the contract price from Sunstate’s proposal, their services will add approximately \$50 to annual dues. You can see a comparison of the prices of the three proposals in the October minutes on our website. At this time, the Board has made no decision to raise dues. In order to raise dues, a membership meeting for all residents must be scheduled, and residents must be notified of the meeting via U.S. mail. The Membership can disapprove, modify or otherwise change annual dues.

***“What do I, as a homeowner, get from the LCAM?”***

Your volunteer Board takes on the responsibility of property compliance with our covenants. This is a thankless job, and no one wants to pit neighbor against neighbor. Also, there is no permanent history with Board members. They come and go and serve for only a limited time. The property maintenance committee lacks the resources to provide what the LCAM can - a

permanent history and unlimited resources to provide continued, constant property compliance. Sunstate accomplishes this using compliance software that creates and retains a permanent record of inspections, violations, letters, follow-up, etc. **THE BOTTOM LINE FOR YOU: PRESERVATION OF YOUR PROPERTY VALUE!**

## Kudos to our Volunteers



Our wing walls at the entrance to Englewood Isles are the gateway to our community. How they look forms the first impression of our community.

Many thanks to volunteers Bill Callahan, Tom Sherrin . Don Tipps, Bonnie Wilkinson, John and Lynnea Suter, and John Rosing, who recently helped refurbish and revitalize the wing walls.

**Englewood Isles Property Owners Association, Inc.**  
**Units 4, 5, and 6**  
**1811 Englewood Road, #240**  
**Englewood, FL 34223-1840**