

ENGLEWOOD ISLES PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes – December 13, 2017

Approved January 10, 2018

The December 13, 2017 meeting of the Englewood Isles Property Owners Association Board of Directors was called to order by President Rob Holborn at 6:00 PM at the Elsie Quirk Library. A quorum of Board members was present.

Board Officers Present: President/Secretary Rob Holborn.

Board Members Present: Neil Aymond, Paul Powers, Bill Callahan, Jeanne Fullilove, Bill Rowell, Helen Kennard, Pricilla McLaughlin.

Board Members Absent: Frank Collins, Krisha Mota, Christiane Hostler.

Residents: Bob and Candy Westermeier, Richard and Maryann Boyer, Linda Powers, Rich Carney, Jim Langlois, Keith Geurts, Andy Bowden, Ann Marie Donatini, Mike and Ellie Olesin, Jo Lettow.

Welcome: President Holborn welcomed the residents to the meeting.

Approval of the November 15, 2017 Board of Director's Meeting Minutes:

Motion on the Floor: Bill Callahan made the motion to accept the November 15th minutes. Paul Powers made the second.

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

President's Report – President Rob Holborn stated he will pass on the report and continue with the agenda.

Treasurer's Report – President Rob Holborn submitted to the board with year to date budget, and estimated the further expenses that would be incurred due to the upcoming election. He stated the expenditures for the year to date came to a total \$27,963.39 against a budget of \$35,025.53. Remaining funds from the income was \$7,062.14.

Bank reconciliations by November 30, 2017:

Money Market: \$42,573.07

Checking Account: \$15,566.64

Motion on the Floor: Bill Rowell made the motion to accept the Treasurers Report. Neil Aymond made the second. **The motion carried by a unanimous vote of the board members present.**

Committee Reports:

Property Maintenance Committee Report – President Rob Holborn reported he, Suzanne Bayley, Meredith Harrington, and Mike Olesin rode throughout the neighborhood. Rob further discussed the property on Dover Circle with the tennis courts, and he created a list to be sent to the owner regarding the clean up of the property. Postcards were sent out for minor infractions which included a few dirty roofs, and some yards that need weed control, and some replacement of sod.

Jeanne Fullilove discussed the use of a postcard, and that a neighbor objected to the use stating it caused some embarrassment. She requested letters only. The Board of Directors discussed the issue, and decided that due to the cost and the time of creating a letter the postcard would remain in place.

Parkway Association: Bill Rowell thanked the residents who assisted in setting up the Holiday lights at the entrance.

Bill Rowell discussed renovating the front entrance signs using a Sarasota County matching grant. Bill informed the board that the current walls are in need of immediate repair to the structure. He suggested that our association should consider assisting in the funding of the repairs before the damage becomes too costly.

Bill Rowell offered additional information regarding changing the lighting on the Parkway by explaining the options available to the Parkway board. The first issue would be to change the lighting to a more cost-efficient product. Later discussions would involve the location and number of lights on the Parkway, and what the cost would be to the Parkway. There was extensive discussion regarding the funding of the wall repairs, and renovation and asked the residents to consider allowing the board to spend our reserve funds to assist in this project.

Jeanne Fullilove volunteered to chair a committee to research new designs for the front entrance walls. The committee would present a few designs for our Board to review, and to be sent to the Parkway Board.

Election Procedures: Paul Powers discussed that there have been no volunteers to serve on the board. Paul stated to the group that we still need more board members and asked for volunteers.

Paul informed the residents that only a few residents/board members are performing the required work of the association, and that we need volunteers to at least offer their time working with the committees. He also reminded the group that last year the residents

were not in favor of hiring a Community Association Maintenance company to run the affairs of the board of directors. At the time there were sufficient number of volunteers to do the work, however, there are now seven openings on the board. Paul asked the residents to spread the word and offer to volunteer some time to help with the associations workload.

Therefore, there will not be an election before or at the annual meeting this year. According to our new election procedures December 13th was the deadline for a candidate to be nominated for election to the board.

There was discussion regarding the number of board members necessary to complete the necessary duties of the association, and with the lack of candidates possibly reducing the total number of board members. Rob Holborn stated that this should be discussed further after the annual meeting, and possibly make the change to the bylaws.

2018 Budget – Rob Holborn presented two versions of the 2018 budget for the Board to review and vote on. One version of the budget is similar to last years budget with no dues increase. The second version reduced expenses allowing for a due reduction of \$15.00 to \$85.00 per year.

There was extensive discussion regarding whether the Board should lower the annual dues between the Board members and the residents in attendance. Based on the discussion President Holborn asked the Board members to vote on each version of the budget.

There was further discussion regarding the funds in the money market account, and should the funds be used for projects around the neighborhood such as repairing the asphalt sidewalk on Gladstone.

Bill Callahan stated that we should maintain the funds for possible future legal issues, and offered a recent example of an issue with a local HOA.

Helen Kennard also stated that she believes that one of our future legal issues could involve our covenants and bylaws, whereas the laws of Florida have changed, and this board need to revise our governing documents so that the association is not violating the law. She further stated that the board cannot tell residents they cannot have or do something just because you do not like it, especially if Florida law allows it.

There was no further discussion regarding the budget.

Motion on the Floor: Bill Callahan made a motion to adopt the first version of the 2018 budget with no change in the annual dues. Paul Powers seconded the motion.

For the Motion: Bill Callahan, Jeanne Fullilove, Neil Aymond, Bill Rowell, Pricilla McLaughlin.

Against the Motion: Rob Holborn, Helen Kennard.

Abstained: Paul Powers

The motion passes by a vote of 6 – 2 of the Board members present. The 2018 budget without a change in the annual dues will be presented to the residents.

New Business:

The next Board meeting will be January 10, 2018 at 6:00 PM.

The Annual Meeting for the Residents will be held on Friday January 19, 2018 at 6:00 PM. The meeting will be held at the Englewood United Methodist Church.

There was no further discussion.

Paul Powers made a motion to adjourn the meeting. Jeanne Fullilove made the second.

The motion carried by a unanimous vote of the board members present.
Meeting ended at 7:40 PM.

Rob Holborn President/Secretary