

DRAFT

(The Minutes Of This Meeting Will Not Become Official Until They Have Been Reviewed And Approved At The Next Regular Meeting Of The Board Of Directors)

ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, Inc. – UNIT #3

BOARD OF DIRECTORS MEETING

February 6, 2007
Toy Box Pre-School
220 N. McCall Road
Englewood, Florida
Minutes

Meeting Called to order 7:05 PM by President Harry Addison.

Quorum Present: Harry Addison, Dennis Behrens (Late Arrival), Linda Dicianni, Fred Dickinson, John Heisey, Nelson Hildebeitel, Robin Nydam (late arrival), and Jo-ann Wieleba. Absent: Pat Martin.

Secretary's Report (Fred Dickinson):

Motion (Dicianni/2nd Heisey) To approve the Minutes of January 27, 2007 Board of Directors Meeting as presented. **Passed: (9/0)**

Minutes of the January 20, 2007 Annual Meeting of the Association were accepted, and will be posted in "draft", pending approval at our next annual Association meeting.

Minutes of the January 8, 2007 meeting of the previous Board of Directors were accepted without comment, since only one of the previous board members was present.

Two copies of Florida Statute dealing with Executive Committees were entered into record.

Treasurer's Report (Linda Dicianni):

Eight homeowners have not yet paid their annual dues. They will be contacted by phone, if possible, prior to sending a letter.

D&O Insurance discussed. Harry Addison recommends D&O plus Auto Liability and Employee dishonesty coverage. **Motion (Dickinson/2nd Behrens)** Purchase those coverage's up to the budgeted amount. **Passed: (9/0)**

Income tax discussed. It is our opinion, and the opinion of the previous Board of Directors, that we are not required to file income tax.

Corporate filing with the State of Florida discussed. Linda Dicianni will file the required paper.

Motion (Hildebeitel/2nd Wieleba) Accept the Treasurer's report as presented. **Passed (9/0)**

Presidents Report (Harry Addison):

Discussed the need to heal the rifts in the community, if for no other reason than to protect the property values. The plan is to gain consensus on the dominant issues. There is no rush, but we would like to gain consensus (as represented by a two-third majority) on deed restrictions prior to next January. It is important to have the previous president of the Board of Directors on the Deed Restriction Review Committee to help eliminate divisiveness.

Alliance Committee (Pat Martin): No report.

Architectural committee (Randy Rubner):

Approved request by Haller (#34) to paint his house. Passed request and reply to the Secretary, for the record.

Approved request by Wikoff (#329) for landscaping.

Dennis Behrens withdrew as a member of the committee due to conflict of interest.

Deed Restriction Review Committee (John Heisey):

The first meeting of the committee will be at 7:00 PM on Monday, February 12, 2007, at 337 Oakwood Circle.

Parkway Committee (Bill Schell): No report. The next meeting will be in March.

Old Business:

Committee Assignments:

Architectural Committee – Robin Nydam will replace Dennis Behrens on this committee

Welcome Committee Oakwood – Robin Nydam and Linda Dicianni

Welcome Committee Waterford – open

Social Committee - open, assisted by Linda Dicianni

Newsletter Committee – Harry Addison

Website Committee – John Fyke – **Motion (Behrens/ 2nd Nydam)** All official matter that goes to the website must first go through the President of the Board of Directors for approval. All unofficial matter may pass directly to John Fyke. **Passed (9/0)**

New Business:

Document Turnover Process (from the previous Board of Directors)

-Discussed Turnover checklist, Checking Account, Florida corporate filing, Income Tax filing and Insurance. All are progressing properly.

Florida 720 and/or 617 Organization

-**Motion (Heisey/ 2nd Behrens)** Appoint Attorney Richard Ulrich as our Association attorney. **Passed (9/0)** The Secretary will advise Attorney Ulrich of this decision.

-**We will inform owners about statutes that guide/protect our association in future newsletters.**

-Discussed proposal to change the name of the Association. Concept was dropped by consensus.

Owner Communications

-Current local and out-of-town Owner addresses and phones: We will contact residents using official address from the county tax records, unless otherwise advised by the homeowner, in writing.

-Use of email for official communication: **Motion (Heisey/ 2nd Dicianni)** Secretary will send a letter to each homeowner requesting written permission to use email for legal notification, as is required by state law. **Passed (9/0)**

-Email Site Management: **Motion (Heisey/ 2nd Addison)** the Secretary will maintain the Associations official email address - englewoodisles3@hotmail.com. **Passed (8/1) (Addison-yes; Behrens-yes; Dicianni-yes; Dickinson-no, Heisey-yes; Hildebeitel-yes, Nydam-yes, Rubner-yes, Wieleba-yes)**

-Florida Statutes 617 and 720 require all lot owners to specify, in writing, the single individual that has the authority to vote on behalf of the property. We will defer action on that issue until later in the calendar year.

-Discussed the immediate distribution of the “Draft” minutes of all Board meetings. The Secretary will provide draft minutes to the President, when they become available. The President will send same to the website for posting. The Secretary will also send an electronic copy of minutes to all members with email, after those minutes have been approved for posting on the website.

Next Meeting: Motion (Heisey/ 2nd Hildebeitel) Regular meetings of the Board of Directors will be held at 7:00 PM on the third Tuesday of each month at the Toy Box Pre-School, 220 N. McCall Road, Englewood. **Passed (9/0)**. The next meeting will be March 20, 2007.

Adjournment: Motion (Dicianni/ 2nd Dickinson) Adjourn **Passed (9/0)**

Respectfully Submitted,
Fred Dickinson, Secretary