

**Englewood Isles Improvement Association – Unit 3**  
**Board of Directors Meeting**  
**Monday, June 12, 2006**

**Email address:** [englewoodisles3@hotmail.com](mailto:englewoodisles3@hotmail.com)

The meeting was called to order by Stacy Schell, President, at 9:05AM at Elsie Quirk Library, Englewood. Board members present were: Stacy Schell, Bill Schell, Chuck Zajac, Jim Martin, Laurel Freund, Allen Short and Robin Nydam. Absent were Denise Schaub and Rob Stevenson. Also present for observation were Unit 3 homeowners Harold Domaratus (350 Oakwood Circle) and Bob Parks (336 Oakwood Drive).

**President's Report:** Stacy noted that she recently attended a County meeting at which neighborhood involvement was encouraged despite the ever-present challenge of there always being some people in every community who do not want to involve themselves constructively. This makes it necessary for those who are active to learn to work around them in order to keep things running smoothly and progressively and to try to earmark any talents those non-participants have for possible contributions to a joint neighborhood effort.

**Secretary's Report:** Chuck Motioned and Allen Seconded to accept the Minutes as read. The vote was as follows:

Laurel Freund – yes  
Jim Martin – yes  
Robin Nydam - yes  
Bill Schell – yes  
Stacy Schell – (non-vote)  
Allen Short – yes  
Chuck Zajac – yes

There were 6 ayes, 0 no's. The ayes carried.

**Treasurer's Report:** After a brief discussion, Laurel made a Motion and Robin Seconded to accept the Report as read. The vote was as follows:

Laurel Freund – yes  
Jim Martin – yes  
Robin Nydam - yes  
Bill Schell – yes  
Stacy Schell – (non-vote)  
Allen Short – yes  
Chuck Zajac – yes

There were 6 ayes, 0 no's. The ayes carried.

**Alliance Report:**

1 – Chuck reported that the last meeting was held at the Green Street Church in Englewood and that several politicians, incumbent as well as new candidates, running in upcoming elections in Sarasota County were in attendance.

2 - The topics of the meeting were handled by two groups: (1) the Sarasota County Openly Plans for Excellence (SCOPE). Their charter is to figure out long-term plans for the County and to develop approaches for carrying them out. They are currently working on aging, since Sarasota County has the oldest citizens living in it in the state of Florida, by planning ways of catering to the needs of the elderly, and affordable housing, which is a widespread problem with few answers. (2) Scott Pritcher, who is a County Health representative, lead a discussion regarding Avian Flu. Mr. Pritcher acknowledged that, although there is not a current threat from this flu, there is a critical need for preparedness in the event of a pandemic. His primary suggestions were voluntary isolation of those inflicted and prevention via impeccable hygiene.

3 – There will be three Meet the Candidates events in July at Boca Royale, which Chuck encouraged everyone who can to attend, in particular, the meeting on July 17, 7:00PM,

at which the public will have the opportunity to meet candidates running for County Commissioner. The other meetings are on the two following Mondays, also at 7:00PM.  
4 – There are no more Alliance Committee meetings planned until October.

**Architectural Committee:**

1 – Jim spoke with Paul Reynolds (325 Oakwood Circle) regarding some improvements he is making on his home. Jim took the opportunity to mention the fence on Mr. Reynolds' property which is not in compliance with our Deed Restrictions. Because Paul is in the process of selling his house, Chuck suggested that Jim remind Paul that we are a Mandatory Homeowners' Association and it will be his direct responsibility to hand a copy of the restrictions to the buyer since he is not selling via a realtor. Laurel will write a letter from the Board advising Mr. Reynolds of these details.

2 – Jim also initiated a discussion regarding proposed installation of a generator on Bob and Robin Nydam's property (330 Oakwood Circle). Since this will be the first one put into the ground in Unit 3, the Board of Directors will need to have permits on file and details of placement, safety, etc. for reference.

**Parkway Committee:** The last meeting was in June. All comments regarding the plantings on the Parkway so far have been positive. There will not be any more meetings until October.

**Deed Restrictions Review Committee (DRRC):** (Note: no-one from the DRRC was in attendance at this BOD meeting.) The Board had a lengthy discussion regarding the updated version of restrictions submitted to the Board and to Unit 3 homeowners by the DRRC dated June 10, 2006, delivered June 11. There was a strong feeling by the Board that this version contains vague, subjective language and it serves to weaken the restrictions that would apply to Unit 3. Allan expressed concern about how the version submitted by the DRRC would be reconciled with the version proposed by the Board of Directors at the January 2006 meeting. Laurel noted that it seems safe to assume that the version submitted by the DRRC is their last and best effort and that, according to their memo attached to the restrictions as they were sent out, all public opinion has been heard and included where deemed appropriate. There was general agreement among Board members that, although the DRRC's version is not significantly different from the Board's version in some areas, there is a major lack of specifics in other areas of theirs. Specificity is something the Board believes is necessary to be included. Stacy stressed the DRRC's exclusion of lienability rights prevents the Board from enforcing the Deed Restrictions, requesting that our attorney put liens on properties if needed, and recouping attorneys' fees. Chuck itemized some suggested changes that he has made to the version developed for the January 2006 Annual Meeting and the Board discussed each one. Bill noted that he has spoken with several other Units in Englewood Isles and the consensus expressed to him is that associations are generally tightening their restrictions in order to maintain the environment they moved to in the first place. The Board decided that it would be in the best interest of the community as well as the Board's fiduciary responsibility to go ahead and begin the legal review process immediately.

Laurel made the following Motion:

*Because time is of the essence in getting Unit 3's Deed Restrictions in place, I make a Motion that we immediately forward the restrictions incorporating suggestions from the Deed Restriction Review Committee with those made*

*by the Board of Directors and residents of Unit 3 to our Attorney for review and at the same time, send the same version to Unit 3 homeowners at large for their reference.*

Chuck Seconded the Motion. The vote was as follows:

Laurel Freund – yes  
 Jim Martin – yes  
 Robin Nydam - yes  
 Bill Schell – yes  
 Stacy Schell – (non-vote)  
 Allen Short – yes  
 Chuck Zajac – yes

There were 6 ayes, 0 no's. The ayes carried.

**Welcome Committee:** (no report)

**New Business:**

There was a discussion about the Board's approaching the County to request that the property in the middle of Oakwood Circle (Oakwood Park) be deeded to Unit 3. Harold Domaratus expressed a concern about how the Park would be maintained and a discussion of possibilities followed. Bill noted that there is a chance that taxes would be waived for us as they have been for Eden Lake (Unit 5). Harold asked about the possibility of requesting trees from the County for replacing some on the Park which have been or need to be removed. Stacy suggested that the Board could apply for funds from the Neighborhood Grant Program and she will follow-up. Laurel will ask Denise to explore to whom in the County we could speak for giving Unit 3 some free trees for that area.

**Old Business:**

- 1 – Chuck reminded us about the Community Emergency Response Team (CERT) which will be holding a 20-hour program early next year for training to enable members of the community to respond to their neighbors via a team approach in an emergency situation.
- 2 – Laurel has forwarded a "Disaster Emergency Guide" to John Fyke for addition to the Englewood Isles Unit 3 website: <http://englewoodisles3.tripod.com>
- 3 – Robin requested consideration by the Board to move the BOD meetings to an evening venue. No decision was made at this time to make that change.

The next Board meeting will be on Monday, July 10 at 9:00AM at Elsie Quirk Library.

Stacy asked for a Motion to adjourn. Robin made the Motion, Chuck Seconded. The vote was as follows:

Laurel Freund – yes  
 Jim Martin – yes  
 Robin Nydam - yes  
 Bill Schell – yes  
 Stacy Schell – (non-vote)  
 Allen Short – yes  
 Chuck Zajac – yes

There were 6 ayes, 0 no's. The ayes carried and the meeting was adjourned at 10:40AM.

Respectfully Submitted,  
 Laurel Freund, Secretary