

Englewood Isles Improvement Association – Unit 3
Board of Directors Meeting
Monday, December 11, 2006
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The meeting was called to order by Stacy Schell, President, at 9:05AM at Elsie Quirk Library, Englewood. Board members present were: Jim Martin, Denise Schaub, Bill Schell, Stacy Schell, Allen Short and Chuck Zajac. Absent were Laurel Freund, Robyn Nydam and Rob Stevenson. Also present for observation were Unit 3 homeowners Fred Dickinson (32 Waterford Drive), Nelson Hildebeitel (326 Oakwood Circle), Peter Pesa, (29 Waterford Drive), and Joann Wieleba (14 Waterford Drive). *Please note that since Laurel was absent, Minutes were recorded by Stacy and prepared by Laurel referencing Stacy's notes.*

President's Report:

- 1 – Stacy reported that she had attended a recent SCAN meeting (South County Assembly of Neighborhoods), an organization formed by County Commissioners and residents who hope to give the County more representation in the government. So far, SCAN has 79 Association members, including the Southwest Alliance of HOA to which Englewood Isles belongs. The subject of this meeting was Code Enforcement/Law Enforcement and the speakers were Sandra Jones, Assistant Zoning Officer for Sarasota County and Larry Dunkle, Chief Deputy of Sarasota County.
- 2 – Unit 3 had a very good turn-out for the holiday decorating of our Parkway entrance. Once again, Unit 3 had more volunteers in attendance than any other Units did.
- 3 – Stacy reported that an anonymous letter was received via US mail by John Fyke regarding some misspelling errors appearing on the Englewood Isles website developed by John. The tone of the letter was one of sarcasm and criticism only, with nothing of any constructive value added and, ironically, the letter itself contained the misspelling of John's wife's name. The Board wants to be sure that John knows how much we appreciate his efforts on Unit 3's behalf and that such behavior as an anonymous letter must not in any way deter from the importance of what he doing for us.
- 4 – Stacy reported that in response to a discussion at the November 13 BOD meeting regarding our Statute 617 requirement for the number of members to be on a Not-For-Profit Board of Directors, the By-Laws prevail. Our By-Laws state a requirement of a minimum of 7 Directors.
- 5 – Also at the November 13 BOD meeting, a question had come up regarding the application/use of grant money to possibly be used for replacement of the fence located between Waterford Drive properties and Oak Grove Mobile Home Park. Stacy reported that she has been advised by the County that grant money cannot be used for anything built on private property; therefore, there is no possibility for this consideration.

Secretary's Report:

Stacy asked for a Motion to accept the Minutes as read: Chuck made the Motion and Allen Seconded. The vote was as follows:

Jim Martin – yes
Denise Schaub - 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:

1 – Stacy asked for a Motion to accept the Report as read: Chuck made the Motion and Jim Seconded. The vote was as follows:

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

2 – A copy of the proposed budget for 2007 was distributed to the Board. Bill noted that he has spoken with our insurance brokers and the mutual conclusion has been reached that Unit 3 needs better, more specific coverage, especially for the Officers/Board of Directors. Our policy is currently very general. As a result, Bill has taken the initiative to get a quote on such an increase and the bill would come to \$1231/year if accepted.

3 – Bill noted that homeowners' dues for 2007 will remain at \$100/year.

4 – Stacy asked for a Motion to accept the Proposed Budget as read: Chuck made the Motion and Jim Seconded. The vote was as follows:

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

5 – A question was asked regarding whether or not bills had been sent out to homeowners for the 2007 Annual dues yet. Stacy reported that those will go out with the notice of the Annual Meeting to be sent out soon.

Alliance Committee Report:

1 – Chuck reported that the last meeting was at Oak Grove Mobile Home Park with the guest speaker being Chris Davis of the Englewood CRA (Community Redevelopment Area). The CRA, developed in 1999 by the County Commissioner's Office, consists of 7 members and is involved in redevelopment of roughly 5000 square acres of South County, which includes Englewood Isles. They are currently concentrating on the Dearborn Street area of Englewood. In 2006 their expenses came to \$2 million toward improvements and Chuck reviewed various 2006 projects both completed as well as works in progress. The next meeting is on January 13, noon–2, at Lemon Bay Park for the purpose of discussing future uses for the monies in their budget.

2 – The Environmental Learning Center is asking for more volunteers in order to continue their efforts on Buchan Park. Anyone interested should contact Tom Minnich.

3 – A January 16 meeting has been scheduled for the purpose of discussing the master plan for Buchan Air Field. Chuck will get details for anyone interested in attending.

4 – The next Alliance meeting has been scheduled for January 4 at Tangerine Woods with County Commissioner Shannon Staub discussing the state of the County.

Architecture Committee Report:

1 – Jim has received several complaints from homeowners regarding various issues, which he has handled. A discussion followed regarding the need for follow-up by the Board/Architectural Committee to the complaints received in order to maintain order/consistency in our community.

2 – Jim has attempted to contact a zoning person from Sarasota County regarding antennae on homeowners' properties and he expects to discuss the matter with him after the holidays. A brief discussion with homeowner Peter Pesa followed regarding his current personal situation concerning placement of a system on his property. Jim noted that no paperwork has yet been received by the Board from Peter concerning his project.

Parkway Committee Report:

1 – Bill reported that the holiday decorations recently put up at our entrance have been favorably commented upon by all.

2 – The Beautification Committee responded to wide-spread criticism regarding the plantings on Island 2 of the Parkway and the Committee has already relocated some of them.

Welcome Committee Report: (no report)**New Business:**

1 – Stacy has received several requests that voting at the upcoming Annual Meeting be done via secret ballot and she asked for a Motion from the Board to that effect: Allen made the Motion and Chuck Seconded. The vote was as follows:

Jim Martin – yes
Denise Schaub – no
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

There were 5 ayes, 1 no. The ayes carried.

2 – Stacy reminded the Board that the number of 7 Directors cannot be changed per our By-Laws. A discussion followed since there are currently 9 people interested in being elected to the 2007 Board and it is important to have clarification on how to handle the requirement for 7 but possibility for more desiring to be on the Board. Stacy asked for a Motion that the top 7 vote-getters become the Board members with the remaining residents being Alternates if they so desire. Allen made the Motion; Denise Seconded.

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

3 – Stacy distributed a sample Proxy, which she copied from a legal source, for approval by the Board. They will be sent to homeowners shortly.

4 – Stacy asked for a Motion to disband the Deed Restriction Advisory Committee with our thanks for their efforts. A Motion was made by Chuck; Seconded by Allen. The vote was as follows:

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

Old Business:

1 – A copy of the draft Deed Restrictions developed by Attorney Sharon Vander Wulp was distributed to the Board for review. Stacy reminded the Board that in her developing this version, Ms. Vander Wulp had referred to the 1975 deeds currently in use by Unit 3, the proposed Deed Restrictions developed by the Board of Directors, the proposed Deed Restrictions developed by the Deed Restriction Advisory Committee, and input from homeowners via a question and answer meeting the Board held in August.

2 – Stacy asked for a Motion to accept the draft with changes suggested by the Board and to return the document to the attorney for final processing. The Motion was made by Allen and Seconded by Denise. The vote was as follows:

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

3 – It was decided that upon receipt of the final version from the Attorney, the document would be distributed quickly to the Unit 3 homeowners to provide ample time for review. Included with the document will be an Approval Form which must be signed and notarized authorizing approval of the new Amended And Restated Declaration Of Restrictions for Unit 3. To expedite the process, the Approval Form can be signed, notarized and returned at any time prior to the Annual Meeting. For homeowners' convenience, a notary will be made available at the January 13 review meeting as well as at the January 20 Annual Meeting.

4 – There was a discussion regarding Part 2 of the proposed Deed Restrictions. This document places the right (for the courts) to place a lien on property to collect past due assessments in a separate document because it takes 100% vote of Unit 3 members. Attorney Vander Wulp stated that some communities form a committee which contacts new property owners for their signature in the event the prior owner refused to sign the consent form. Once all record title owners of lots in the subdivision have signed a consent form, the document may be recorded with the County and when complete, the provision is effective and enforceable. The ability to place a lien on property is not part of the revised Deed Restrictions. Stacy asked for a Motion to pass this responsibility on to the 2007 Board of Directors. Allen made the Motion; Bill Seconded. The vote was as follows:

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

5 – Stacy listed the candidates running for the 2007 Board of Directors so far: Harry Addison, Dennis Behrens, Fred Dickinson, Linda Dicianni, John Heisey, Nelson Hildebeitel, Pat Martin, Robyn Nydam and Randy Rubner.

The next meeting is scheduled for January 8, 9AM, at Elsie Quirk Library. Stacy asked for a Motion to adjourn: Denise made the Motion; Jim Seconded. The vote was as follows:

Jim Martin – yes
Denise Schaub - yes
Bill Schell – yes
Stacy Schell – (non-vote)
Allen Short – yes
Chuck Zajac – yes

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

The meeting adjourned at 10:40AM.

Respectfully Submitted,

Recorded by Stacy Schell, President
Prepared by Laurel Freund, Secretary