

**Englewood Isles Improvement Association – Unit 3  
Board of Directors Meeting  
Monday, May 8, 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: Stacy Schell, Bill Schell, Chuck Zajac, Jim Martin, Laurel Freund, Denise Schaub, Allen Short, Rob Stevenson and Robin Nydam. Also present were Unit 3 homeowners John Heisey (337 Oakwood Circle) and Harold and Corita Domaratius (350 Oakwood Circle).

Stacy began by turning the meeting over to John Heisey, Chair of the newly formed Deed Restrictions Review Committee (DRRC) for an update on the progress the committee is making toward creating our new Deed Restrictions as mandated at the 2006 Annual Meeting. John reported that the first five recommendations by the DRRC will be sent out “to the masses” during the week of May 8 with a request for feedback. Stacy reminded John that the Motion made at the January 21 Annual Meeting required that the Board be provided with updates before they are sent out to the masses. John asked for a copy of those Minutes for his reference and Stacy noted that she would provide them to him. John agreed that the updates would “absolutely” be sent to the Board for review before being sent out to the Unit 3 homeowners in general. A discussion followed with a resulting Motion made by Chuck that the Deed Restriction Review Committee gives updates to the Board before sending them to the general public. Allen seconded. The vote was as follows:

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

There were 8 ayes, 0 no's. The ayes carried.

A discussion then followed regarding the date by which the completed revision is to be done. John stated that he does not believe that the June 12 date mandated by the Board at the April 10 Board meeting can be met. However, the Board unanimously feels strongly that the June 12 deadline must be honored so that Unit 3 is provided with a legal set of Deed Restrictions as soon as possible. John will go back to his Committee with the Board's comments/recommendations.

**Architecture Committee Report:**

(Stacy requested that this report appear next in order to hear two homeowners present at the meeting.)

Jim began by noting several concerns he has received from homeowners regarding fence heights and a discussion followed regarding the establishment of criteria for granting variances to homeowners for requests they have to make changes, etc. to their property. The following points are to be considered as reasons to grant variances:

- 1 – repair of something that has been damaged as long as the change stays within the Deed Restrictions or has an acceptable reason for a variance.
- 2 – is there a hardship (i.e. financial, physical, etc.)
- 3 – does the change/update serve a purpose, such as improving efficiency for environmental concerns, respect privacy around an outside shower, etc.

Stacy called for a Motion to accept these points. Laurel made the Motion, Denise seconded. The vote was as follows:

Laurel Freund – yes  
 Jim Martin – abstain  
 Robin Nydam - yes  
 Denise Schaub – yes  
 Bill Schell – yes  
 Stacy Schell – (non-vote)  
 Allen Short – no  
 Rob Stevenson – yes  
 Chuck Zajac – yes

There were 6 ayes, 1 no. The Motion carried.

Jim continued by presenting two variances which have been submitted to the Architecture Committee: One from Denise Schaub regarding an existing fence on her property that was built outside of the Deed Restrictions before she purchased her home. Following a discussion, Stacy asked for a vote on granting a variance to her. The vote was as follows:

Laurel Freund – abstain  
 Jim Martin – abstain  
 Robin Nydam – abstain  
 Denise Schaub – (non-vote)  
 Bill Schell – abstain  
 Stacy Schell – (non-vote)  
 Allen Short – yes  
 Rob Stevenson – abstain  
 Chuck Zajac – no

Because there was a tie of 1 aye, 1 no, Stacy was asked to vote.

Stacy Schell – abstain

The vote was tabled until the new Deed Restrictions are in place.

The second variance request from Harold and Corita Domaratius was discussed. Stacy asked for a vote on granting their variance. The vote was as follows:

Laurel Freund – abstain  
 Jim Martin – abstain  
 Robin Nydam - abstain  
 Denise Schaub – yes  
 Bill Schell – abstain  
 Stacy Schell – (non-vote)  
 Allen Short – yes  
 Rob Stevenson – yes  
 Chuck Zajac – no

There were 3 ayes and 1 no. The vote carried.

A suggestion was made to Allen Short to resubmit his plans for a fence which he has recently put up but which is not entirely within the Deed Restrictions.

### **President's Report:**

- 1 – Stacy reported that she and Chuck recently attended the Neighborhood Grant Program class at which they received some information for our future reference.
- 2 – The new Unit 3 Englewood Directories have been distributed to homeowners.
- 3 – Stacy received a letter from a homeowner thanking the Board for the “good job” we are doing and for the excellent Unit 3 Newsletter distributed with the Directories.
- 4 – There was a “clean-up” of the center area of Oakwood Circle spearheaded by Jim Selvatico (331 Oakwood Circle) on May 6 which was successful as far as it went, but more work does need to be done.
- 5 – John Fyke (16 Waterford Drive) has developed a website for our Unit ([englewoodisles3.tripod.com](http://englewoodisles3.tripod.com)) and it includes our Deed Restrictions, By-laws, Architectural Control Form, the Assignment of Developer's Rights, the latest Newsletter, and in the future, once each month's BOD minutes have been approved, they will appear; digital photos can be added, and John has proposed that each Board member write a brief biography for addition to the site. Anyone can also send him information on

items for sale and he will advertise them. There are also currently links to the Englewood Sun and Venice Gondolier newspapers as well as several aspects of living in Englewood, such as restaurants, Chamber of Commerce, etc.

**Secretary's Report:**

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

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

There were 8 ayes, 0 no's. The Motion carried.

**Treasurer's Report:**

Stacy asked for a Motion to accept the Report as read. Laurel made the Motion, Chuck seconded. The vote was as follows:

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

There were 8 ayes, 0 no's. The Motion carried.

**Alliance Committee:**

1 – Chuck reported that Henry Rodriguez, the founder of the security tags used on clothing, talked at the last meeting about efforts he is putting forth regarding low cost housing. However, Mr. Rodriguez has been met with unforeseen challenges resulting from loopholes found by developers trying to build outside of the Mandatory Inclusionary Zoning laws.

2 – Chuck noted that there is still a “market correction” of housing occurring in Sarasota County and the county as a whole is suffering from it.

3 – A woman from the audience expressed great dismay about her neighborhood which lost its Deed Restrictions and, as a result, has gone significantly downhill.

4 – Chuck showed us a “disaster guide” produced by Englewood Isles Unit 1 and which would be very good for our use as well. Laurel will get the document to John Fyke for inclusion on the Unit 3 website.

**Parkway Committee:**

Bill reported that within the next several months a survey will be sent out to all of Englewood Isles asking for our opinions regarding the upgrades to the second island along the Parkway.

**Welcome Committee:** (no report)

**New Business:**

Rob noted that his homeowner's insurance rates, including property and flood, have significantly increased. Additionally, because of our proximity to the Gulf, Englewood Isles homeowners are now required to carry wind insurance.

Our next Board meeting is scheduled for Monday, June 12 at 9:00AM at the Elsie Quirk Library.

Stacy asked for a Motion to adjourn. Laurel made the Motion, Allen seconded. The vote was as follows:

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

The meeting adjourned at 11:10.

Respectfully submitted,

Laurel Freund, Secretary