

**Englewood Isles Improvement Association – Unit 3
Board of Directors Meeting
Monday, October 16, 2006**

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The meeting was called to order by Stacy Schell, President, at 9:10AM at Elsie Quirk Library, Englewood. Board members present were: Stacy Schell, Bill Schell, Chuck Zajac, Jim Martin, Laurel Freund, Denise Schaub and Allen Short. Absent were Robyn Nydam and Rob Stevenson. Also present for observation were Unit 3 homeowners Harry Addison (26 Waterford Drive) and Nelson Hildebeitel (326 Oakwood Circle).

President's Report:

1 – Stacy reported that she has received no responses to the email she sent out to all Unit 3 homeowners asking for thoughts regarding a Fall neighborhood get-together nor from anyone possibly interested in running for the 2007 Board of Directors.

2 – Regarding the letter sent out for reviving the Deed Restrictions, Stacy has received two positive comments from homeowners. Stacy, Bill, Chuck and Jim will begin taking photos of all of our houses for reference in the process of documenting compliance issues.

3 – Stacy reported that the attorney's office expects to have the final draft of our Deed Restrictions completed by the end of November. At the attorney's request, Stacy made some required changes to the fonts, etc. in her own computer, sent those changes back to the attorney and thereby cut expenses to be charged by the attorney for the update. It is the hope that the final draft will be very close to the final version which can be presented to Unit 3 homeowners for a vote at or before the 2007 Annual Meeting.

Secretary's Report: A suggestion was made that under "New Business" of the Minutes when it was noted that an informal poll was taken to learn Board members' intentions regarding their running or not for the 2007 Board of Directors, an "after-the-fact" list should be added to include the intentions of those Board members who were not present at the September meeting. Time is of the essence and it is critical that all Unit 3 homeowners be aware of the existing urgency for volunteers for members of the BOD since, of the six members initially polled, all six stated they did not intend to run again. Two of the absent members have in the meantime also expressed their plan not to run again and the third intention is at this time unknown which means that the community must vote in at least six new Board members at the January 20 Annual Meeting (Please note: our By-Laws require that each Board consists of at least seven members). In the event at least seven Board members are not seated in January, our Unit will be placed in "receivership" meaning that the State of Florida will take over control of how our Unit functions, not the homeowners who live here. Chuck made a Motion to approve the Minutes with the "after-the-fact" addition noted above being included. Denise seconded. The vote was as follows:

Laurel Freund – yes
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:

Bill reported that the attorney's invoice has been paid in full for expenses incurred thus far. Allen Motioned to accept the Report as read, Denise Seconded. The vote was as follows:

Laurel Freund – yes
 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.

Alliance Committee:

1 – Chuck reported that Dr. Ernie Estevez, Director of Mote Marine, was the speaker at the October 5 meeting. Dr. Estevez gave a presentation regarding a historic treasure trove discovered on information on Lemon Bay dating back to the 1930's. Volunteers are being sought to sort through these documents in an effort to preserve this very special find. A move is on to house the documents at the Environmental Learning Center at Buchan Airport.

2 – The Alliance Committee is looking carefully at a project being planned for the current site of the Royal Palm Marina Village. There is some contention regarding the current proposed plan and the Alliance Committee has decided not to take a stand one way or another until all of the details have been known/approved. However, in the meantime, the Committee is interested in knowing how the 26 Homeowners' Associations included in the Alliance feel about the proposed plan before taking a stand. Chuck noted that the project will represent a very positive improvement to our area at large. A discussion followed and it was decided that Chuck will Abstain should it come up for a vote until more details have become known.

3 – The next meeting will be on November 2 at Brook-To-Bay with a presentation on Thomas Ranch.

Architectural Committee:

1 – Jim reiterated that photos of Unit 3 homes will be taken as part of reviving the Deed Restrictions with follow-up letters being sent out for non-compliance to our 1975 Deed Restrictions.

2 – The Committee is watching a roof issue on Oakwood Circle.

3 – Jim brought up the topic of the Oakwood Circle center park area and a discussion followed. Currently, the park is maintained by the County and we discussed whether or not it would be worth our pursuing ownership of the area. Aside from adding to Unit 3's ownership of common property, there are disadvantages to owning it such as liability, insurance costs, possible tax ramifications, etc.

4 – Jim was asked if he had received any response from the Diciannis (341 Oakwood Circle) to the letter the Board sent, dated September 22, in which information was requested concerning the addition of a hot tub in the back of their property. Jim reported that nothing has been received as of the date of this meeting.

Parkway Committee:

Bill reported that an issue regarding some overhanging foliage on Windsor/Englewood Isles Parkway has been taken care of.

Welcome Committee: (no report)

New Business: (no report)

Old Business: (covered in President's Report)

A Motion to adjourn was made by Denise, Seconded by Chuck. The vote was as follows:

Laurel Freund – yes
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 was adjourned at 9:50AM. The next meeting is scheduled for November 13, 9AM at Elsie Quirk Library.

Respectfully Submitted,

Laurel Freund, Secretary