

Englewood Isles Improvement Association – Unit 3
Board of Directors Meeting
Monday, March 14, 2006
Email address: englewoodisles3@hotmail.com

The meeting was called to order at 9:00AM by Stacy Schell, President, at the home of Bill and Stacy Schell, 28 Waterford Drive. Board members present were: Stacy Schell, Bill Schell, Chuck Zajac, Jim Martin, Laurel Freund, Linda Dicianni, Denise Schaub and Allen Short. Absent were Rob Stevenson, Robin Nydam and Vicki Zangara. Also present were Unit 3 homeowners Paul Lamoureux (314 Oakwood Circle), Colleen Behrens (343 Oakwood Circle) and Dave Isgan (333 Oakwood Circle).

To begin, Stacy turned the meeting over to Dave Isgan who has concerns about some lighting changes being proposed by Alameda Isles in their dock area. He had received a telephone call from the Harbor Master of Alameda Isles, Ron Thompson, asking if Dave had any problem with their putting up this new lighting since it would impact several homes, including Dave's, in Unit 3 with increased brightness. The proposed lights are sodium vapor lights and are deemed to be more economical as well as more effective for security purposes. Although the Harbor Master has installed a demo light with a "deflector" and he indicated that the insides of the globes would be painted to cut down on reflection, Dave expressed continued concern to Mr. Thompson that it would not be enough to keep the lighting to an acceptable level and he decided to bring the matter to the attention of the Unit 3 Board of Directors. Although Mr. Thompson did not agree that the Board should be brought into the issue, Stacy asked for the Board's opinion on whether or not we should be involved and it was decided unanimously that it is part of our function to be aware of such impacts on our Unit's homeowners. A discussion amongst the Board members followed, including a consideration of Sarasota ordinances, and Stacy asked for a motion to have the Board contact Alameda Isles to express our concerns about the lights on behalf of the Unit 3 homeowners impacted. Chuck made the Motion and Denise Seconded. The voting was as follows:

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

There were 7 ayes and 0 no's. The ayes carried.

It was decided that a carefully worded letter would be sent to express our concerns and Stacy suggested that someone attend Alameda Isles' next Board of Directors meeting. Stacy will follow-up.

Stacy then turned the meeting over to Paul Lamoureux who has submitted a letter to the Board requesting approval to upgrade some fences on his property. A discussion followed. Stacy asked for a motion to accept Paul's request. Denise made the Motion and Linda Seconded.

The vote was as follows:

- Linda Dicianni – yes
- Laurel Freund – yes
- Jim Martin – yes
- Denise Schaub – yes
- Bill Schell – no
- Stacy Schell – (non-vote)
- Allen Short – yes
- Chuck Zajac – no.

There were 5 ayes and 2 no's. The ayes carried.

President's Report:

- 1 – Stacy reported that she had received a verbal complaint from an Oakwood Circle homeowner regarding a violation by a neighbor who allows its pet to trespass on their property. Stacy has written a letter to the offenders in which they were asked to comply with the Sarasota County Animal Ordinance, a copy of which was enclosed with the letter.
- 2 – On February 28, 2006 the Dodds (36 Waterford Drive) requested copies of the Minutes from the last three Board of Directors meetings, the Annual Meeting Minutes (January 21, 2006), the Deed Restrictions, By-Laws and the names of the current Board members. The requested material was hand-delivered to the Dodds by Bill Schell on March 6, 2006.
- 3 – Stacy announced that monthly and Annual Meeting Secretary's Reports will be sent out to Unit 3 homeowners after each Board Meeting at which they received approval.
- 3 – New Unit 3 Directories will be distributed to homeowners in the next few weeks.
- 4 – A Unit 3 Newsletter is in the works and will go out with the Directories. Stacy asked that any input from Board members for the Newsletters be submitted by the end of the week of March 13.

Secretary's Report:

Chuck suggested that the President's "no vote" as stated should be changed to "non-vote". The correction is appropriate and will be made. Stacy asked for a Motion to accept the corrected version of the Minutes. Chuck made the Motion and Denise Seconded. The vote was as follows:

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

There were 7 ayes, 0 no's. The ayes carried.

Treasurer's Report: Stacy asked for a Motion to accept the Treasurer's Report. Linda made the Motion, Denise Seconded. The vote was as follows:

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

There were 7 ayes, 0 no's. The ayes carried.

Alliance Committee:

- 1 – Chuck reported that the head of the County's Neighborhood Services spoke at the last meeting and had noted a series of free programs coming up. They are part of the Neighborhood Leadership Academy, open primarily to Homeowners' Association Board members, for developing leadership and other skills involved in being an effective Board member.
- 2 – An Alliance Committee Newsletter is being formed and there is a request for "reporters" from each neighborhood who would be a contact for reporting newsworthy items from each group to the Committee for inclusion in its Newsletter.
- 3 – The Neighborhood Grant Program has money available and is looking for projects to fund. Both Stacy and Chuck plan to attend a class being held on April 15 for the purpose of being trained in grant-writing.
- 4 – Chuck reminded everyone that Tuesday, March 14, is an Election Day and we should vote.
- 5 – The next meeting is on April 6 at 9AM at Alameda Isles.

Architecture Committee:

- 1 – Jim reported on an issue with a Waterford Drive homeowner who has continued to keep a business truck parked in his driveway. Jim noted that the homeowner has made a concerted effort to cover the writing on the truck with plain panels and he is doing what he reasonably can to co-operate with the concern. Bill will follow-up with the homeowner.
- 2 – Jim discussed a study recently done regarding dredging of the canals adjacent to Unit 3 and, although the study was free at the time it was made, if the dredging is carried out, a charge is then incurred upon those households involved. A discussion followed.
- 3 – Stacy distributed a form from another Homeowners' Association which is used by homeowners to make their respective requests for changes/variances to their property to its Board. The Unit 3 Board agreed that the form looked complete and appropriate and Jim will tailor it for our use.

Parkway Committee:

- 1 – Bill reported that the committee was required to remove the sprinkler heads along the Parkway over the bridges because they are believed to contribute to wall erosion around the bridges.
- 2 – The walls at the entrance of the Parkway on 776 have been caulked and painted.
- 3 – The Design Committee is now prepared to put in some new plantings along the Unit 2 portion of the Parkway to act as a showcase to be sure that Englewood Isles homeowners like what has been done before the Committee moves on to the remaining portion. Although there was insufficient time to apply for a Neighborhood Grant for funding of the project so far, the Committee allotted money to be used for that purpose so that planting could begin.
- 4 – Denise is on the Design Committee and reported that once a timeline is established, volunteers will be needed to help put the plants in.

Social Committee:

Linda will get a group together to discuss details of the next neighborhood event, which could be planned for Saturday, April 8 since, although notice for that date would be short, later than that might not include homeowners who leave the area for the summer.

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

- 1 – Chuck reported that he has spoken with Ed McCrane, Emergency Management Director for Sarasota County which is a branch of the US Homeland Security Department, and they discussed a program run by the Community Emergency Response Teams which offers a free course for training people for all community emergencies. Mr. McCrane recommends that Unit 3 enrolls a person from each of our streets into the program and from there, subcommittees are arranged to become responsible for a small number of their respective neighbors during an emergency. In that way all of our homeowners are covered. Chuck will follow-up to get specific details of the next program offerings and will also pass along the information to Bill for further distribution to the Parkway Committee. The email addresses for general information on this subject are: www.citizencorps.gov/programs/crt.shtm and www.citizencorps.gov/cert/
- 2 – Stacy read a letter of resignation from the Board of Directors, effectively immediately, from Vicki Zangara. Vicki and Gino are relocating to Texas.

Old Business:

Stacy reported that she has spoken with John Heisey (337 Oakwood Circle) regarding the latest Deed Restrictions Committee to be formed as mandated via a Motion made by John at the January 21 Annual Meeting. At this point, however, no action has yet been taken toward forming that new Committee. Following a discussion, the general feeling of the Board is that, since there is not yet a group established to work on the new restrictions, Stacy, as Board

President, should send a letter to all homeowners asking that a group be formed as per the Motion made at the meeting and John Heisey should be made the contact person since it was his Motion voted upon at that meeting.

The next Board of Directors meeting will be on Monday, April 10, 9:00AM at the home of Tom and Denise Schaub, 319 Oakwood Circle.

Stacy asked for a Motion to adjourn the meeting. Alan made the Motion and Linda Seconded.

The vote was as follows:

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

There were 7 ayes and no no's. The ayes carried.

The meeting adjourned at 11:05AM.

Respectfully Submitted,
Laurel Freund, Secretary