

DRAFT

(The Minutes Of This Meeting Will Not Become Official Until They Have Been Reviewed And Approved At The Next Regular Meeting Of The Board Of Directors)

ENGLEWOOD ISLES IMPROVEMENT ASSOCIATION, Inc. – UNIT #3

BOARD OF DIRECTORS MEETING

March 20, 2007

Toy Box Pre-School

220 N. McCall Road

Englewood, Florida

Minutes

Meeting Called to order 7:03 PM by President Harry Addison.

Quorum Present: Harry Addison, Linda Dicianni, Fred Dickinson, John Heisey, Nelson Hildebeitel, Robin Nydam, Randy Rubner and Jo-Ann Wieleba. Absent: Dennis Behrens. Also attending was Peter Pesa (29 Waterford Drive).

Secretary's Report (Fred Dickinson):

Motion (Dicianni/2nd Heisey) To approve the Minutes of February 6, 2007 Board of Directors Meeting as modified. **Passed: (8/0)**

Correspondence:

-Email from Richard Ulrich, PA, dated February 9, 2007, accepting our request for him to represent the Association in future legal matters.

-Email from Stacy Schell, dated February 23, 2007, stating no minutes or records were maintained of Deed Restriction Review meetings held by the 2005-2006 Board of Directors. Also stated there were no such meetings held by the 2006 Board of Directors.

-Email from Stacy Schell dated March 2, 2007, resigning from the Deed Restriction Review Committee.

-Copy of letter, dated March 5, 2007, to member who has not yet paid his annual dues.

-Copies of four Letters of Approval dated March 16, 2007, from the Architectural Committee, to Nydam (330 Oakwood Circle), Craig (345 Oakwood Circle), Haller (34 Waterford Drive) and Hildebeitel (326 Oakwood Circle).

-Email from Bill Schell, dated March 19, 2007, requesting Board action on antennas in the backyard of 29 Waterford Drive.

-Email from Pat Martin dated March 20, 2007, resigning from the Board of Directors, and as the Unit #3 representative to the South County Homeowner's Alliance.

Treasurer's Report (Linda Dicianni): (Report Attached)

-Cash On Hand - \$6,946.87 (includes Legal Reserve of \$2,715.28).

Outstanding Dues - \$100.00.

Outstanding Expenses - \$2,875.65.

Cash Available for budget expenditures - \$1,455.94

-Motion (Heisey/2nd Dickinson) Accept the Treasurer's Report as presented. **Passed: (8/0)**

Presidents Report (Harry Addison):

-Insurance – GL, D&O insurance currently in force. Have requested Crime and Auto Nonownership coverage. Believe coverage is in place, but no confirmation. Insurance policy remains under budget.

-Security Patrol – Discussed query sent by Units 1&2. More information is needed.

-Englewood Isles Directories – We received new directories. They will be hand delivered by members of the Board.

-Discussed Stacy Schell's resignation from the Deed Restriction Review Committee. **Motion (Dicianni/2nd Heisey)** Accept resignation. **Passed (8/0)**

-Discussed Pat Martins resignation from the Board of Directors and as the Unit #3 representative to the south County Homeowner's Alliance. **Motion (Dickinson/2nd Heisey)** Accept resignation.

Passed (8/0).

-County has proposed lowering speed limit in Englewood Isles from 30 MPH to 25 MPH.

Alliance Committee (Pat Martin):

-Report of March 1, 2007 Alliance meeting sent by email.

Architectural committee (Randy Rubner):

-Peter Pesa's Antennas - Discussed Email from Bill Schell pertaining to Peter Pesa's antennae.

Motion (Heisey/2nd Dickinson) Approve the request by Mr. Peter Pesa to allow the ongoing maintenance and modification of the radio frequency transmission and reception equipment installed on his property, 29 Waterford Drive. Much of this equipment and more importantly, by implication the purpose of this equipment, has already been approved by prior Boards. **Passed (8/0).** A Summary of this discussion is included as Attachment A.

-Architectural Control Form on Website – to be reviewed at some future date.

Deed Restriction Review Committee (John Heisey):

-Discussed proposed Deed Restriction document produced by latest Deed Restriction Review Committee. **Motion (Dicianni/2nd Heisey)** Submit Proposed Deed Restriction document to Association for discussion, along with a comment sheet, and survey of additional restrictions that could be added into the document if a strong majority of members so desired. **Passed (8/0).** The committee will prepare the comment and survey documents.

Parkway Committee (Bill Schell): Bill Schell did not attend this meeting.

Old Business:

-Committee Assignments (Continued):

Welcome Committee for Waterford Drive – Still no Volunteer

Social Committee – No additional volunteers. The Board will collectively fulfill this function.

-Request for permission to use Email as official notification of meeting – Discussed, and decided such notification does not meet Association requirements.

-Specific Voting Authority for each residence will be pursued at our October or November Meeting.

New Business:

-Website: Discussed. Created an ad hoc committee to pursue upgrade of website (Addison, Heisey, Wieleba, Dickinson)

-Board replacement for Pat Martin - She will not be replaced. The Board membership now stands at nine. Quorum is five. We will share alliance representation among Board Members. Harry Addison will represent us at the next Alliance Meeting.

-Deed Restriction Review Committee replacement for Stacy Schell – She will not be replaced.

Next Meeting: April 17, 2007 at Toy Box Pre-School, 220 N. McCall Road, Englewood.

Adjourn: Motion (Dicianni/2nd Hildebeitel) Adjourn. **Passed (8/0)** 9:35 PM

Respectfully Submitted,
Fred Dickinson, Secretary

Attachment A

The installation, maintenance and use of much of this type of equipment, specifically the Wireless Wide Area Data Networking TX/RX equipment (WIFI), is mandated by the Federal Law and cannot be prohibited by homeowner associations. In addition, the licensed voice radio equipment installed on the property makes a unique, critical contribution to our local emergency communications network that we must have to serve us all in the event of a natural disaster or an act of terrorism or war. Quoting from the statements presented to the U.S. House of Representative in favor of the proposed Amateur Radio Emergency Communications Consistency Act" (HR 3876),

“Amateur Radio volunteers always fill the gap after other communication systems fail in an emergency or disaster. Unfortunately if all new housing developments contain deed restrictions forbidding outside antennas there will probably come a time when there will not be enough ham radio operators to help their neighbors and countrymen.”

This Association recognizes that Mr. Pesa is a true expert and a participant in a network of dedicated citizen, ham radio operators who provide our community and our nation with a needed back-up emergency communications network. This Association also recognizes that Mr. Pesa will make changes to the details of the physical configuration of the outside TX/RX equipment, and requires that he explain to the current BOD the technical reasons for these changes. On that condition, this motion grants absolute and continuing approval to Mr. Pesa, as an individual resident expert only, the right to maintain and make physical modifications to existing TX/RX equipment on his property, as needed to sustain and improve the quality of voice and data emergency radio community communications to serve our nation and community.

We further realize that when enforcement of the 1975 Deed Restrictions was renewed, (Stacy Schell Letter Dated October 2, 2006 / Kanetsky Moore & DeBoer letter dated September 14, 2006), all structures then in place were accepted as if approved. Since we do not have pictures to show which structures were present at that time, we must assume that subject antennas were so grand fathered, and therefore already approved by default.