

Palm Island Estates HOA

Approved Meeting Minutes – September 30, 2014

Present: Valerie Guenther, Sally Johnson, Suzy Kett, Ray Smith, Dick Sadenwater, Jim Gordon and Pat Gordon

At 5:07 p.m. the President, Jim Gordon, called the meeting to order.

We began the meeting by testing a new recipe for the Arts in the Palms Food Booth. The recipe did not pass for the AIP Food Booth, but was suggested for the 2015 Street Dance.

April Minutes were submitted for approval because there was no quorum in May. Pat made the motion, which was seconded by Sally and passed unanimously.

The Committee of the Board Minutes for the meeting held in May were submitted for approval. Suzy made the motion, which was seconded by Sally and passed unanimously.

A motion was made to incorporate the May Committee of the Board meeting and related actions into today's meeting. Sally made the motion and Ray seconded. The motion passed unanimously.

The Treasurer's Report was submitted and approved for audit.

Committee Reports:

Island Clean-up: Pat Gordon agreed to take quotes from Dave Brown and Ashton Boyer for the work the Board determined unsafe for volunteers. The quotes are due by 10/18. This activity is already budgeted and approved in the 2014 Annual Budget.

Old Business:

Real Estate Signs: Jim Gordon reviewed the letter that Pat Gordon sent to all Realtors in the Englewood Area Board to remind about sign restrictions. It was suggested that the action PIE take be limited to contacting the Realtors and allowing residents to call Code Enforcement on their own.

Flag Pole: Ray reported that he had approval from the land owner and the Landing, and now needs approval from the party that rents the land. That approval was pending. Valerie Guenther made a motion to accept Ray Smith's plan to purchase and install a flag pole at the Landing with a budget of up to \$1,000 assuming approvals were in order and U.S. Flag Etiquette followed. Sally seconded the motion. The motion passed unanimously.

New Business:

We had an update on Art in the Palms food. We reviewed Suzy's action plan and assigned volunteers.

We discussed recruiting new Board replacements. We will have two 1 year terms and three 2 year terms to fill. Pat Gordon is the Nominating Committee Chair.

We discussed the 2015 Calendar. The Annual Meeting will be January 25, 2015. The remaining 2015 dates will be determined after Art in the Palms.

We resumed Committee Reports:

Membership – We now have 210 members.

Info Central - The January 2015 CPR Class was cancelled due to lack of interested participation.

Island Watch – Dick reviewed updates on the Roads and Bridges Committee which included new beach parking areas, more signs about golf cart ordinances, more road easement maintenance, enforcement of our speed limits (20 mph on sand roads and 25 mph on the paved road, as well as a potential new contract for sand road maintenance.

Environmental – No report.

Bylaws – Pat submitted a proposal for study and future discussion.

A motion to adjourn the meeting 7:00 p.m. was made by Dick and seconded by Sally. It passed unanimously.

Respectfully submitted,

Valerie Guenther, Secretary

Palm Island Estates HOA

Approved Meeting Minutes – May 19, 2014

At 5:35 p.m., there was no quorum. President, Jim Gordon, called the meeting to order as a Committee of the Board.

Present: Ray Smith, Suzy Kett, Jim Gordon, Valerie Guenther, Pat Gordon and Sally Johnson.

The guest for the meeting was Pat Bieneman, President of the Englewood Area Board of Realtors. Jim Gordon explained that she was invited to the meeting because we were tasked with investigating real estate signage at the annual meeting.

Pat began with a historical perspective/discussion of real estate signage on the islands. This issue had been discussed and investigated in the past. Many islanders felt that the number of signs made it appear that the entire island was for sale, and that there is a problem on the island. The belief was that all of the signs cheapened property values. The previous PIE Board held a meeting of all of the island realtors who live on the island. All attended, minus one. Since there was no consensus at the meeting, nothing happened. There was a movement for a while to go to smaller 12"x18" signs like Rotonda. For a while, this worked and then the practice ceased.

Without deed restrictions, which most of PIE does not have, the tools to enforce signage are:

1. County ordinance: No signs can be placed in the county right of way. There can be no commercial use of the county right of way. Display of advertising is prohibited for all commercial uses.
2. The National Association of Realtors Code of Ethics: Article 12 states that it is unlawful to mislead consumers. Therefore signage on lots and homes that are not listed for sale in the MLS is an ethical violation. Article 16 states that signs placed on lots and homes must have written consent of the owner. The remedies for this would be to give the President of the Board of Realtors a list of the realtors who have signs on properties that are not in the MLS, the Board will file a grievance.

When a property is sold it is customary practice to have a "sold" sign with the name of the selling realtor for up to two weeks after closing. This requires owner permission.

There was discussion by PIE Board members that it seems more appropriate to encourage homeowners to enforce the right of way rather than specifically target realtors. There are other commercial enterprises that use the right of way such as architects, builders and other service providers. Further discussion asked how to make island property owners aware of the guidelines as well as whether local realtors are aware. Enforcement of the county right of way is done by Charlotte County Code Enforcement.

Pat Bieneman agreed to move forward by sending a notice to all realtor members of the Englewood Area Board of Realtors to review the signage regulations that she discussed at our meeting. (This was done during the summer.) The PIE Board members present agreed to discuss moving signs out of the county right of way with the Roads Committee, who are currently working on a project to clear and clean the county right of way.

The results of this meeting will be presented to the next Board meeting.

At 6:40 a motion was made to adjourn.

Respectfully submitted,

Valerie Guenther, Secretary

**PIE Board Meeting
September 30, 2014
Agenda**

Meeting Minutes (April and May Meetings)

Valerie

Treasurer's Report

Pat

Old Business

Real Estate Signage
Flag Pole
Other?

Jim
Ray

New Business

Art-In-The-Palms
Board Member Replacements (Meryl and Dennis)
2014/2015 Calendar

Susie
Jim
Pat

Committee Reports

Membership
Social
Information Services:
 Info Central
 Island Watch
Environmental: WHPP, Trash Removal, Septic Pump outs
By-Laws Revision

Jim
Susie

Sally B
Dick
Ray
Pat

Next Meeting/Adjourn

Art in the Palms 2014

1. Set up: Suzy Friday, Nov ~~10~~⁷ 10:00
Sally and Rose – decorations
Suzy – tents, tables, etc ordering more long posts
Don - Booth marking

2. Grounds and Environment - Suzy
Port-a-Potties 3 delivered on Friday
Mowing and Bug Stray will be done early in the week
Mark for turtles – Kjell
Barge has been contacted. Scholarship collectors? Kathy?

3. Advertising?
#600-700
Budget

4. Silent Auction: Gisela 50/50

5. Banners and Signs:
Everything all organized and all supplies accounted for.
Distribution by October 25.

6. Food – Suzy and Pat
Feeding approx 600
Food is ordered from Rum Bay Stu has been contacted
Donated food and beer and wine has been ordered (almost)
 - Grande Air 12 cases pop yes
 - Michelle Sears – 6 cases yes
 - Dave Witters – 6 cases ????
 - Tarpon/Holly and Dave – wine
 - water - ?? COLDWELL BANKER ≈ 150
 - 2 cases more beer??Rum Bay – 6 boxes Brats, Buns, beans, slaw, 3 bean salad, a dessert

7. Volunteers – Barbara

8. Artists: Rose

By-Laws Revisions Summary – 2014

Article I – Name, Location, Purpose

1. The Association has been organized to promote cooperation.....Thornton Key.
Remove: “hereinafter called Palm Island Estates,” and to.....

Article II - Membership

2. Remove: Death of Member;.....or wife.
5. Delete entire paragraph – (default of payment of special assessment, etc.)
6. Delete entire paragraph – (initiation dues, etc.)

Article III – Members’ Meetings

3. Quorum ?

Article IV – Directors

2. Number of Directors:consisting of not less than 9 or more than 13 members.
5. Absentee Ballots for the election of Directors will be mailed via first class mail, no later than December 15th to Members in good standing. Deleting: as of December 1st of that year.
7. Vacancies/Removals. Any Officer or Director of the Association who shall absent himself for two successive regular meetings without valid excuse.....shall automatically for forfeit his office, etc...
8. Change “.....concurrence of a majority of (2/3) two thirds of the Association.....
TOconcurrence of a (2/3) two thirds majority of the Association...
14. (A) Calling of the roll and certifying of absentee ballots.

Article VI – Fees and Dues

3. Participation in Voting – Only Members with current Membership status, all current dues and assessments paid on or before the Annual membership meeting.... Deletion in red.