

NOTE: THESE ARE UNAPPROVED MINUTES ONLY. THEY WILL BE REVIEWED, POSSIBLY AMENDED AND APPROVED AT THE NEXT BOARD MEETING.

**Innerarity Island Association, Inc.
Board of Directors Meeting
June 14-2015**

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4pm at the 5740 Red Cedar Street by Brooke Agers, President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Board members present: Brooke Agers, Ray Moody, Donna Tinker, Peg Gilmore, Leigh Dawkins and Neil Myers

Board members absent: Glenn Barbee

Others Present: Tom Lange, Judith Wittig and Jackie Winkleman, Russell Bayou President

Approval of Minutes: Ray Moody moved to approve the minutes of the April 19, 2015, meeting, with Donna Tinker seconding. Motion passed unanimously.

Guest Speaker: Jackie Winkleman, Russell Bayou President offered to cooperate in repairing or replacing the gate to the tune of \$15,000 to \$20,000. She asked if the gate could be closed 24-7.

Discussion: Before we can determine the possibility of closing the gate, we will find the study previously done by Glenn Barbee.

Officer's –

President Report – None

Treasurer Report - Ray Moody presented The Income Statement and the Five Year Projection as follows:

INCOME STATEMENT

	Apr-15 YTD-2015	
Revenues		
Assessments	1640	45527
Late Fees		356
Interest Income		3
Miscellaneous Income		
Road Impact Fee	500	
Reimbursements - Russell Bayou		1779
Total Revenues	2,140	47,665
Expenses		
Bank Service Charge		18
Impact Fee Refund		-500
Gate Insurance		
Insurance		897
Taxes - State Registration	61	148
Meeting Expense		162
Legal Expense	1129	6576
Miscellaneous Expense	124	296
Postage	250	875
Collections & Accounting	700	4200
Island Social Events		0
Right of Way Mowing		1850
Misc/General Maintenance		110
Gate - Landscaping		120
Gate - Telephone Expense	135	789
Gate - Repairs		856
Gate - Electrical Expense	125	748
Total Expenses	2,524	17,145
Net Operating Income	(384)	30,520
Other Expenses		
Community Park & Greenway Imp.		3477
Drainage Repairs		5005
Net Income	(384)	22,038
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Cash @ April 30, 2015		\$53,230
Receivables @ April 30,,2015		\$15,934

FIVE YEAR PROJECTION

Number		2013	2014	2015	2016	2017	2018	2019
		Actual	Actual					
	Beginning Cash Balances:							
1	Operating Account	17957						
2	Reserve (Savings) Account	40560						
3	Total	58517	61796	31194	33059	3985	23311	6582
4	Estimated receipts:							
5	Dues	54325	54,970	48000	48000	48000	48000	48000
6	Special Assessments & Late Fees	135	220	200	200	200	200	200
7	Interest Income	196		25	25	25	25	25
8	Road Impact Fee	500		1500	1500	1500	1500	1500
9	Reimbursements- Russell Bayou	1381	1819	1640	1701	4851	1596	1806
10	Misc income	50	9					
11	Total Receipts	56587	57018	51365	51426	54576	51321	51531
12	Estimated Operating Disbursements:							
13	Insurance	3457	1404	1500	1500	1500	1500	1500
14	Taxes	110	178	200	200	200	200	200
15	Meeting Expense	162	168	200	200	200	200	200
16	Legal Expense	3046	19646	10000	3000	3000	3000	3000
17	Miscellaneous Expense	493	648	1000	1000	1000	1000	1000
18	Postage	644	786	1000	1200	1200	1200	1200
19	Management Fees	8400	8400	8400	8400	8400	8400	8400
20	Island Social Events	768	0	500	550	550	550	550
21	Right of Way Mowing	6250	5250	7700	7700	7700	7700	7700
22	Misc/General Maintenance	2496	-119	1000	1500	1500	1500	1500
23	Gate-Landscaping	1887	894	500	1000	1000	1000	1000
24	Gate-Telephone	1063	1402	1500	1500	1500	1500	1500
25	Gate-Repairs	3521	3600	5000	3500	4000	5000	5000
26	Gate-Electrial	504	1067	1100	1100	1100	1100	1100
27	Gate-Insurance		848	900	900	900	900	900
28	Street lighting	78	0	500	500	500	500	500
29	Total Operating Costs	32879	44172	41000	33750	34250	35250	35250
30	Estimated Other Disbursements:							
31	Gate Camera System	1429						
32	Community Park & Greenway	7000		3500	1000	1000	1000	1000
33	Road Resurfacing		42948		29750		31800	
34	New gate				16000			
35	Refund impact fees	12000	500					
36	Repair drainages			5000				
37	Total Other Disbursements	20429	43448	8500	46750	1000	32800	1000
38	Total Disbursements:	53308	87620	49500	80500	35250	68050	36250
39	Net Operating Income	3279	-30602	1865	-29074	19326	-16729	15281
40	Ending Cash Balances:							
41	Total	61796	31194	33059	3985	23311	6582	21863

Discussion: Raising the dues – Ray Moody will prepare scenarios showing the effect of dues increase as follows: \$100 for unimproved lots and \$250 for improved lots.

Secretary Report - None

Committee Reports:

ACC Committee: Peg Gilmore presented the following report:

**ACC Report to Board of Directors
Innerarity Island Association, Inc.
June 14, 2015**

Committee Members: Tom Lange, Martha Desposito, Neil Myers, Gary Wraalstad and Tomas Ondra

In Progress:

Gramlich – 16325 North Shore Road.

1. Pool in back yard requiring removal of trees
2. Move exterior stair way.

Richards – 16278 North Shore Drive.

Remodel exterior in keeping with existing design, materials and colors.

Nielson – 16407 North Shore Court – New home construction

Cuny – 5458 North Shore Road – New Home construction

Tree Removal:

Martin – 16265 North Shore Drive – Oak next to drive.

Approved: Rot or disease encircled base of tree and tree has damaged driveway.

Sherouse – 16275 North Shore Drive – Oak in front yard.

Approved: Tree has been topped in the past and is again growing into the power pole.

Additionally, it is competing for resources and it appears to be diseased.

Other: I received a call complaining about the fill dirt on North Shore Road. The caller referred me to a county ordinance concerning land disturbance. So I called the county and talked to Brad with Planning and Zoning who told me a county permit is required as follows:

1. Anything more than two loads of fill
2. Any work in wetlands (also requires State and Federal permits)
3. Anything affecting wetlands, drainage, or neighbors
4. Bush hogging if heavy equipment (defined as anything more than a shovel) is used

As an afterthought I asked him if any complaints had been filed concerning North Shore Road. He referred me to Environmental Code Enforcement who told me two complaints had been filed and who gave me the name of the Officer handling the complaints. When I talked to the officer he said a Cease and Desist Order had been issued again 5462 North Shore Road. He told me 5428 North Shore Road had been referred to the storm water people and I could follow up in a week or so.

Peg Gilmore, Chair

The following Discussion paper was also presented:

Discussion – How do we handle violation of Covenants

ACC is currently in an untenable position. How do I explain to an owner-- who follows the rules and presents a request for, say, tree removal and is denied--that he can't cut his tree down, but his neighbor who cuts one down without approval suffers no consequence.

Types of Violations:

1. Not getting ACC approval for projects:
 - a. Fences
 - b. Driveways
 - c. Patios
 - d. Pools
 - e. Etc.
2. Not getting ACC approval for tree removal.
3. Use of red/non-indigenous soil
4. Bush Hogging – Requires County Permit
5. Fill Dirt - Requires County (and maybe State and Federal) Permit

For #1 and #2 above, we need to institute some form of penalty and a process for imposing that penalty. For example:

For #1: Issue stop work order and impose a fine. If owner then works with ACC and the work is approved, fine is lifted. If work is not approved, an additional \$10 a day fine until violation is removed.

For #2: Trees removed without approval – fine of \$100 and replanting (number of trees depends on size of tree removed)

For #3: Before we can determine what to do, we need to define unacceptable soil.

For #4 and #5: We can put this in the hands of the County. If this activity is noticed, EPM should be called. They then should report activity to the County. They could also issue a stop work order until owner can produce a permit.

Questions which need to be answered before the BOD takes any action:

1. Can the BOD implement fines or does it have to be done at an Annual Meeting?

2. Florida statutes may limit amount of fine. But fine has to be high enough to preclude activity.

Note: When Dennison was issuing water taps, they were not issued without ACC's prior approval.

Discussion: For Items #4 and #5 the following procedure was agreed upon:

1. Any Board member who sees this type of activity should call EPM.
2. EPM would then report the possible violation to County and verify that no permit had been obtained.

For Items #1 and #2 Brooke Agers and Cheryl Kelley will work together to define fines, researching the maximum possible under the Florida Statue.

Gate Committee: No report

Community Lot and Gate Beautification Committee: No report.

Gate Camera Maintenance Committee – No report.

Road Committee Report - Presented by Brooke Agers for Vann Goodloe:

The storm drain nearest Glenn Barbee's has an erosion problem. The bay is washing out the dirt from underneath the wooden bulkhead. Glenn & I will try to resolve but would like a \$500 budget for materials. The Board may remember we spent only \$5000 for both drains vs the \$20,000 originally budgeted.

Additionally, want to remind the Board that we have a resurface of Red Cedar (east), Blue Heron & Egret Circles budgeted at \$30,625 in 2016.

Discussion: Brooke Agers will contact Glenn Barbee to define what they plan regarding the bulkhead.

Finance Committee – See Treasurer's report.

History Committee – No report

Picnic Committee – Pending

Old Business:

- A. Gate Status – Per Brooke Agers the gate has been repaired and is now working.
- B. Website - Per Brooke Agers the changes have been completed.
- C. Entry Sign – Per Brooke Agers, the website has been added to the sign.
- D. Per Brooke Agers – We are waiting on the results of the Ken Horne study.

F. Front gate mowing, treatment and up-keep contracts – Peg Gilmore presented the following plan.

Landscape Maintenance Plan for Island Entrance

1. Fertilize and weed/insect control – Let Florida pest control do it as follows:

Shrubs – 3xyr - \$195: Insecticide
 Ultra Oil
 Systemic fertilizer – Spring and Fall
 Sego palms are included but are subject to mites.

Lawn – 6xyr - \$72 every two months = \$432 yr Herbicide
 Pre emergent
 Fungus

Retreat at no cost if a problem appears.

2. Mowing – As previously agreed by the BOD the Greys are mowing the gate and the park every two weeks at an additional charge of \$65 over the \$950 we pay them for everything else.

3. Mulching – Have the Greys handle this:

- a. Remove all existing old pine straw.
- b. Put on a layer of Preen weed preventer.
- c. Put down some kind of weed retardant fabric (Fabric or shingles).
- d. Remulch with chocolate mulch.
- e. Install black plastic edging on the west side of the area.
- f. Replenish the mulch every three months.

4. Weeding –Have the Greys do this.

5. Sprinkler Maintenance – Kip Tinker will continue to handle this.

6. The Community Lot and Gate Beautification Committee will supervise with quarterly reports to the BOD.

Donna Tinker moved and Ray Moody seconded to adopt the plan as presented.
Motion carried unanimously.

New Business:

A. Revised 5-year plan without IIDC dues – See Treasurer's Report

B. Innerarity Shores Covenants – Ray Moody has contacted our attorney for direction on how to Preserve these Covenants. Donna moved and Peg Gilmore seconded to proceed with the Innerarity Shores Covenant Preservation.

C. ACC infraction – what are BOD options – See Acc Report above.

D. Fall meet and greet date: 10-31-15

Adjournment: There being no other business, Neil Myers moved and Leigh Dawkins seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 5:48pm.

Submitted by: Secretary

Approved by: President