

NOTE: Approved at the 11-15-2015 BOD Meeting.

**Innerarity Island Association, Inc.
Board of Directors Meeting
September 27, 2015**

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4:01 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, Peg Gilmore, Donna Tinker, Neil Myers and Leigh Dawkins

Board members absent: Glenn Barbee

Others Present: Vann Goodloe, Gary Wraalstad, Richard Wittig, Kip Tinker, Adam and Amber Cowan, Tom Lange, Tom Stanmore, John Stenicka, Brad Agers, Doug Underhill and Cheryl Kelly, EPM.

Doug Underhill Presentation: Doug Underhill, Escambia County District 2 Commissioner reviewed the Ken Horne study of the Innerarity Island water/sewer system and various sources of money to help pay the costs. He will hold a meeting at the Perdido Bay Community Center within a month to report the details of the final plan for our water/sewer system.

Approval of Minutes:

Ray Moody moved to approve the minutes of the June 14, 2015, BOD Meeting with Donna Tinker seconding. Motion passed unanimously.

Ray Moody moved to approve the minutes of the September 20, 2015 Special Meeting with Donna Tinker seconding. Motion passed unanimously.

Officer's –

President Report - None
Secretary Report - None

Treasurer Report -

Ray Moody presented scenarios for the effect of 25%, 12.5% and 10% rate increased from 2016 through 2019. The Board agreed to recommend a 25% dues increase at the annual meeting.

He also presented the following Aged Receivables report and said that anyone over 30 days in arrears would not be able to vote at the annual meeting.

Customer ID	Customer	0-30	31-60	61-90	Over 90 days	Amount Due
1001	Innerarity Island Development			6.75	6,880.00	6,886.75
I/IS/10-D/Fore	Horney, Kristine			6.75	1,289.74	1,296.49
I/IS/16-E	Wendt, Eleonore			6.75		6.75
I/IS/17-C	Bailey, Evan			6.75	1,055.93	1,062.68
I/IS/2-C	Farber, Jeremy & Jami			6.75	120.00	126.75
I/NS/5-B-1	B & E Holdings, LLC			6.75	486.75	493.50
I/NS/7-A-4	Carlisle, Jason & Jack, Jennifer				-3.25	-3.25
I/NS/8-B	White, Reginald & Anjeanette			6.75	430.00	436.75
I/NS/9-A-4	Greene, Glenn & Lara			6.75	606.75	613.50
I/TC/2-B	Gyorkos, Sandy			6.75		6.75
I/TC/4-A	Robertson, David & Tara			6.75	200.00	206.75
L/IS/13-H/Fore	LARAIB			6.75	80.00	86.75
L/IS/14-C	Perez, Frank & Rebecca			6.75	240.00	246.75
L/IS/2-D	Trinkle, William			6.75	80.00	86.75
L/IS/24-H	Jaquish, Daniel			6.75	80.00	86.75
L/IS/5-D	Perez, Frank & Rebecca			6.75	547.29	554.04
L/NS/3-D-1	Tusic, Andrew & Carmen			6.75	296.50	303.25
L/NS/3-G-1	Parekh, Geetanjali			6.75	80.00	86.75
L/NS/3-I-4	The Hiding Place, LLC				-269.67	-269.67
L/NS/4-B-1	The Hiding Place, LLC				-269.67	-269.67
L/TC/1-L	Gade, Kenneth			6.75	80.00	86.75
L/TC/2-L	Gade, Kenneth			6.75	80.00	86.75
L/TC/5-A-1	Trinkle, William			6.75	80.00	86.75
L/TC/8-C-1	Cochran, Gene & Sharon			6.75	80.00	86.75
Report Total				141.75	12,250.37	12,392.12

Committee:

ACC Committee – Peg Gilmore, Chair, reported that the Nielson house was complete, the Cuny house continues under construction and the Biggerstaff house has begun construction.

Gate Committee - No report. Cheryl Kelly, EPM, discussed oiling the hinges, fixing the electrical shock when using the keypad and checking on another gate maintenance provider.

Gate Beautification/Garden Club - Donna Tinker reported that the work had been completed at the front gate and that maintenance will be continued on a monthly basis. A yearly maintenance proposal is being reviewed.

Gate Camera Maintenance – Vann Goodloe reported that the third camera has not yet been installed.

Roads Committee – Vann Goodloe presented an updated Master Road Plan as attached.

MASTER ROAD PLAN
for
Innerarity Island Association, Inc.
September 2015 REVISION

PURPOSE:

The following revised Master Road Plan is intended as a planning tool for the Board of Directors to maintain all Island roads, less the causeway, in a reasonable operating condition and within the Association budget. This revision will be submitted at the next regularly scheduled Board of Directors (BOD) meeting.

In accordance with the Innerarity Island Association Declaration of Covenants, Article 11, Section 14 and Article 5, Section 5 (Transfer of Rights & Assumption of Obligations) which was ratified and confirmed by Amendment number 2 dated December 8, 2000 and effective December 13, 1999, repair and maintenance of all island roads are the responsibility of the association and all property owners.

The overall Plan was developed using the information and analysis provided by PSI and Kenneth Horne & Associates (2002) to the BOD, Innerarity Island Association. At the July 2011 BOD Meeting, the BOD voted to include ALL island roads in the Plan. This resulted in the addition of nine (9) additional roadways.

OVERVIEW:

Resurfacing for all roads on the island will consist of 1 ½ “ overlay of FDOT S-1 asphalt. Installation and replacement of curbing is not included in these estimates. Estimated costs include mobilization, cleaning of surface, leveling and patching, and Type S-1 resurfacing. The BOD approved a repaving schedule that is based upon repaving projects every other year beginning in 2009 to include a revised priority listing shown below of roads to be resurfaced.

Thirteen (13) projects are listed in priority order over a nine (9) year period with estimated costs (all shown in Year 2014 dollars) and approximate distances/square yards to be resurfaced. A conservative estimate of 3% inflation every other year based on year 2014 dollar amounts is reflected below due to projected increases in asphalt & materials costs. Road lengths are all approximate and will require Roads, Inc. final certification.

<u>Street</u>	<u>Length</u>	<u>Cost \$</u>	<u>Date/Yr Repave</u>
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Egret Circle	500 SY	\$4,375	2016
Blue Heron Circle	650 SY	\$5,650	2016
Red Cedar St. (East)	3000 SY	\$20,600	2016
North Shore Way (East)	3000 SY	\$20,600	2018
North Shore Court (East)	345 SY	\$3050	2018
North Shore Cove	1040 SY	\$9,100	2018
North Shore Lane (Phase 2)	1065 SY	\$9,325	2020
Seascape Drive (Phase 2)	2400 SY	\$21,000	2020
Seascape Street (Phase 2)	2000 SY	\$17,500	2022
Seascape Circle	1100 SY	\$9,625	2022
Seascape Court	920 SY	\$8,075	2022
Seascape Lane	1950 SY	\$17,100	2024
Shores Circle	500 SY	\$4,375	2024

Notes:

1. Road resurfacing completed in 2006 included North Shore Drive, west end of Innerarity Point Road, Innerarity Lane, Innerarity Circle, Innerarity Circle spur road and two patches on Seascape. **Total cost expended was \$109,469.**
2. Road resurfacing completed in 2007 included North Shore Way (West), causeway reinforcement & rip rap, asphalt patching and new gate turn-around pad. **Total cost expended was \$57,569.**
3. Due to budget constraints and delays on the causeway MSBU, no resurfacing projects occurred in 2008 or 2009.
4. BOD approval for 2010 included resurfacing and widening the second phase of Innerarity Point Road, to include lane striping and installation of three (3) speed bumps with signage (\$53,625); and resurfacing portions of Seascape (\$17,500). **Total cost expended was \$71,125.**
5. Road Committee recommended, and BOD approved, the urgent resurfacing of North Shore Court due to rapidly deteriorating conditions and safety concerns. Resurfacing completed on March 23, 2011. **Total cost expended was \$9,950.** Additionally, two “Children at Play” signs were erected adjacent to two of the speed bumps on Innerarity Point Road at a cost of **\$68.84.**
6. BOD approval for 2012 included resurfacing Red Cedar St.(West), entrance to North Shore Ct., shoulder repair on Innerarity Point Rd. and seawall repair on the Community Lot for a **total cost of \$37,760.**

7. No projects were approved or completed for calendar year 2013.
8. BOD approval for 2014 included resurfacing North Shore Road (South) with concrete curbing at the intersections of both Red Cedar St. and Innerarity Point Road for a **total cost of \$42,947.64**. No projects are scheduled for calendar year 2015.
9. No projects were approved or completed for calendar year 2015.

RECOMMENDATIONS:

1. Based upon the annual budget and with NO INCREASE IN ANNUAL ASSESSMENTS, this Plan Revision is recommended.
2. For any road segments that connect to Russell Bayou Development, their cost share percentage of 21% (2010 estimate) for road improvements should be applied and collected.
3. Annually, inflation should be reviewed by the BOD and any recommended adjustment to the Plan, as appropriate, presented at the annual Innerarity Island Association Meeting in December for review and approval.

Submitted by:

Vann Goodloe, Chair, Roads Committee

September 20, 2014

Discussion: We should consider delaying road work until the sewer work has been done.

ROW, Greenways & Community Park Lawn Maintenance Committee: Brooke Agers reported for Ken Bolton as follows:

Subject: Greenway/right of way mowing report for 2015

As you may know we have a new contractor for right of way and greenway mowing's (Shawn's lawn Care). They have made several cuts now and doing a wonderful job, I plan to use them from now on.

To date for 2015:

5 right of way mowing's @ 950 per cut = \$4,700.00

2 midmonth community park/front gate mowing's = \$130.00

Partial greenway mowing = \$230.00

Total \$5060.00

I have one additional right of way scheduled for Oct month end for \$950.00

I have one additional greenway scheduled for Oct month end for \$1000.00

I have one additional community park/front gate mowing scheduled for Oct 1st for \$65.00

Total \$2015.00

Combined \$7075.00

Budget for 6 right of way is \$5700.00

Budget for 2 greenway is \$2000.00

Total \$7700.00

Saving of \$704.00 for 2015.

We may have to amend the budget for 2016 to include community park/gate cuttings unless that is already figured in somewhere.

I'll work with Shawn's to obtain an estimate for right of way clearing to hopefully begin over the off season this Fall.

Regards.

Ken Bolton

Picnic Committee – No report

Finance Committee – See Treasurer's Report

History Committee – No report.

Old Business:

- A. Gate status: There have been no recent outages. Cheryl Kelly, EPM, will follow up on the shocking keypad. There have been no updates from Jackie Winkleman regarding Russell Bayou's offer to pay \$15,000 toward a new gate.
- B. Front gate mowing, treatment and upkeep contracts: There is a new vendor in place.
- C. Innerarity Shores Covenants have been approved for preservation at the September 20, 2015, Special Board Meeting. Ray Moody will send to lawyer for filing.
- D. Brooke Agers called regarding the pod at 16660 Innerarity Point Road, Evan Bailey.
- E. Leigh Dawkins suggested generating a property upkeep guidelines handbook. Discussion was that these rules are already in our covenants.
- F. Fall Meet and Greet will be held on Sunday, November 1st at 1p.
- G. Bulkhead – Larry Bellamy was called out to fix the washout after his work. Job has been completed at no charge.
- H. Fines for infractions: Now that the Covenants have been revitalized EPM will begin assessing fines for infractions in accordance with Florida statutes.
- I. Directory: A unanimous decision was made to have a digital directory. EPM will send to Brooke Agers. Owners will be offered the opportunity to update at annual meeting.

New Business:

- A. Voting Rights at Annual Meeting: Ray Moody moved and Donna Tinker seconded the following motion: As permitted by Article VII, Section 1, Paragraph (b) of the By-Laws of the Association, the Board of Directors shall suspend the voting rights of all members who are over 90 days past due for the payment of assessments. Members affected by this suspension will be determined periodically based on the "Aged Receivables" schedule prepared monthly by Etheridge Property Management. Notice of this suspension will be posted on the Association's web page, will be made at the annual meeting or any called special meetings and will be included in the Annual Meeting package sent to all property owners.. Motion carried unanimously.
- B. Dues increase scenarios: See above Finance Committee report.
- C. Signs at Red Cedar cul de sac: Ray Moody moved and Donna Tinker seconded the approval of \$300 for "No Parking. Residents only. Violators will be prosecuted" signs on metal posts. Motion carried unanimously.
- D. Agenda for annual meeting: Brooke Agers will reserve the room for the December 7, 2015, annual meeting
- E. Next BOD Meeting: November 15, 2015, at 4pm at 5740 Red Cedar Street.

Adjournment: There being no other business, Ray Moody moved and Donna Tinker seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 6:20pm.

Submitted by: Secretary

Approved by: President