

Innerarity Island HOA
Board of Directors Meeting Draft
10/29/2019

Current Board Members Present: Kevin Wilband (KW), Geoff Fournier (GF), Terry Bergstrom (TB), Sam McKnight (SMc), Cheryl Kelly (CK), Property Mgr. (quorum met)

Due to meeting, attended by ECUA and Escambia County Representatives, Owners Present was immense.

Called meeting to order, by Kevin Wilband at 5:30 pm

Decorum reminder from President (Roberts Rule of Order, Cell phones muted)

Approval of 07/30/2019 meeting minutes. Geoff, Sam, seconded the motion. All in Favor

Accept Greg Slawson resignation accepted, Geoff Motion to accept, Sam second, All in favor.

Sewer project update, Representatives from ECUA and Escambia County:

Jim Hagan, ECUA Representative spoke regarding project – on II website

Jim stated total project is estimated at approximately \$4 Mil.

Jim encourage any owner with questions/concerns to contact ECUA

MSBU – will go to Escambia County Board

Rebecca with ECIA, finance is the contact for MSBU. Currently, ECUA is going door to door with contact letter where pump to locate, where wired in.

Randy Foxhall, ECUA/Escambia County, also addressed owners present and took questions.

Discussion of requirements for those on North Shore/those choosing not to go on the system. \$8,200.00 difference to choose to go on or not to.

Doug Underhill, Esc. County Commissioner spoke to those attending.

1st commenting on new park on Innerarity Pointe Road, its benefits for the entire Innerarity Island community.

Doug stated, if State or County does not force you to join – then no you do not have to get on the new sewer system. However, be watchful of State Guidelines currently being revised by state legislature, Septic/to sewer is a legislative process.

As per parcel ID/address/what is your costs? (send request, each owner asked to do this)

ECUA- As parcel sale – MSBU will be adjusted .09% to 4%, Owners asked questions

County Grants took care of upfront costs – back to county through MSBU to county.

-Currently connection – grinder pump

-Under construction – builder contact which grinder pump

-Meets specification – undeveloped MSBU

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Anyone combined lots; should verify with county as soon as possible. (ESCPA.org) including grinder pump (1% admin. fee)

ESTIMATE

MSBU – 147 lots

4 Categories

- | | |
|--|------------------|
| 1) 10 years – 4% developed \$1491/year | Total = \$13,705 |
| 2) 10 years – 44 septic \$1667 (4%)/year | Total = \$15,330 |
| 3) 10 years – 76 undeveloped lots 786/10 years 4% (\$1602) impact fee \$7,227 (construction) | |
| 4) RB 132 - \$997/year | Total = 10,984 |
| 5) Under construction contact ECUA (builder adding grinder pump) | |

If paid in full, as lots sale- credit would be given on tax bill

Escambia County – lots for Sale – auction

If pump goes out, its owner's responsibility. Multiple elements to be avoided for longer use, limit oils, bulk items not to place down drain. Treated like appliance in your house. 5-year warranty with grinder.

Discussion of settings and placements of individual grinder pumps and individual's situations, how they should be handled.

Realtors/Sellers should disclose this information. This items as been in the association minutes, media and discussed for many years 2014 Innerarity Island Meetings.

Contractor, working for ECIA is Randy – Overview road blocking starting Innerarity and North Shore (1st drive) most work offside road, using trencher who covers sod lawn disruption – will be placed back.

Roads will be patched back by contractor on lots. Let county know if they do not.

10 ft. county right away.

Video of laterals coming off main live to property- system to run up line to hook up.

Starting this week 11/1/19 – contractors are on site.

2 systems – install grinder/hookup- get with each homeowner for electrical install/wiring.

Russell Bayou, lift station – 2 months out – March – Permits Littles? Approved

Ryan Carpenter ECUA- contact- issue person then to Randy

City of Gulf Breeze – change to ECUA as soon as accepted by county and ECUA.

ECUA letter, if you did not receive, contact Randy, ECUA. They need authorization to get on property.

Meeting was adjourned at 7:29 p.m.

Submitted by, Cheryl Kelley, Etheridge Property Mgmt.