

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

Disclaimer

**Minutes Annual Meeting
Innerarity Island Association, Inc.
Annual Meeting
December 6, 2016**

Call to Order: Pursuant to notice addressed to the owner of each lot of the Innerarity Island Association, Inc, the annual meeting was called to order at 6:06pm on 12/06/16 at Perdido Bay Community Center). Tom Lange, President of the Association, presided over the meeting. A quorum was present. Lot owners and proxies represented (69) lots.

Board Members Present: Brooke Agers, Glenn Barbee, Peg Gilmore, Ann Hamilton, and Ray Moody.

Board Members Absent: Leigh Dawkins

Approval of Minutes: Glenn Barbee moved to approve the minutes of the December 7, 2015 meeting, with Brooke Agers seconding. Motion passed (unanimously).

Report from Guest Commissioner Doug Underwood: Commissioner Doug was invited to give the Association an update on the progress of Water and Sewer Utilities taken over by the County due to default of Innerarity Island Development Corp. At present the County has received grants of \$1000000 that is being used to upgrade the water system. The bids for this replacement came in under estimates and complete job should be finished in about 3 months. He related they are very close to settling the disagreement over ownership of the 212 lots owned by IIDC, as the Dennison Estate did not want to convey with the Utility System. They are expected to close on gaining title with this transaction finalizing in December. He stated IIA, Inc will be receiving all back dues and lien fees at closing. He stated the County wanted to monetize these lots as soon as possible so they can complete the Sewer upgrades and turn this over to ECUA also. He noted that there will still be a shortfall to fund the sewer upgrades that will have to be paid by each property owner with an MSBU assessment. He has asked the Association to develop some suggestions on how they may proceed to sell the lots acquired to minimize any adverse impact to Association members. After about 1 hour responding to questions from the floor we resumed the regular business of the meeting.

Board Nominations and Election:

Election Results: New Board Members: Terry Bergstrom, Jeff Fournier, Mike Pittenger and Monica Willis. Current Board Members carried forward: Brooke Agers, Glenn Barbee and Tom Lange
Since there were no nominees from the floor, Donna Tinker made a motion that the slate be elected by Acclamation. Second by John Sass and approved unanimously.

Treasurer's Report and Adoption of Budget and Ratification of Annual Assessment:

Ray Moody presented a summary of last years expenses and a proposed budget for 2017 Fiscal Year. The dues for occupied lots is to remain at \$300 and vacant lots \$120. Vann Goodloe made a motion to accept the report and keep the present dues structure, Peg Gilmore seconded and motion passed Unanimously. (Report Attached)

Committee Reports:

Nominating Committee- Brooke Agers made the nominations shown above under Elections Results.

ACC Committee- Report given by Brooke stating the make up of the committee and that she would be a Co Chair of the committee, co chaired with Martha Desposito.

Gate and Gate camera Committee- Report given by Glenn Barbee

Gate Committee-We replaced the two gate operators in November of the 2016 Fiscal Year. They have greatly reduced our downtime and they cycle in 9 seconds much faster than the 16 seconds of the old rusted out units. We had a lightning strike in September that knocked out the key pad and door king remote controller so we had to replace that system at a cost of \$3575.33. We had some problems with the newer digital remotes interfacing with the new system but Johnson Controls sent a technician out and we worked out the problems.

Gate Camera Committee-The system installed in 2013 has performed very well allowing us to assist the Sheriff's office in solving some crimes on the Island. Unfortunately the same lightning strike in September affected the DVR in the camera system that records all movement. I spent considerable time going through steps with manufacturer technical support to get the DVR to perform properly, but it hangs after two hours of performing properly and will not advance to next hour or day. I have ordered a replacement DVR that will be installed on arrival. With the Recording working again we will implement closing the outgoing gate 24 hours a day in order to capture the license plate of all vehicles leaving the Island. This will help us provide better security in the future as needed.

Gate Beautification Committee/Garden Club- Thanked Donna Tinker and Paula Powell for beautiful job decorating our gates for Christmas.

Roads Committee – Vann Goodloe presented the report outlining future paving plans based on previous guidance from the Board. He indicated we were holding off on any repaving jobs until after ECUA utilities work was completed estimated in 2020. We were doing only road patches where damage was repaired (6 locations in 2015).

ROW, Greenways & Community Park Lawn Maintenance Committee – Report given by Brooke Agers: Innerarity Island continues to contract with Shawn's Lawn Care for most of the Islands ground maintenance. They do a wonderful job and we hope to keep them for as long as we can. Work completed for 2016 included 6 right of way mowings @ \$950.00 per cut = \$5,700.00; 2 Full greenway/drainage culverts @ \$1,000.00 per cut = \$2,000.00 Total \$7,700.00 Shawn's also completed the ROW clearing which began in 2015. The project was slated to be completed in 3 phases, however phase 3 which was clearing the interior (Seascape area's) was cancelled to save money. The total cost of this project was 10,668.00 and was broken down and paid at the conclusion of each phase (\$5,334.00 each)

Picnic Committee – No report

Old Business:

Closing of several Roads on Island: Rod Powell raised concern with the safety aspect of having placed chains across 3 roads in the interior of the island. While these security items were needed and were initially noticed with signs announcing the closure and reflectors placed on the chains, they have been vandalized and broken off so they no longer function. He felt that we were incurring liability for all Island landowners if someone ran into these chains and injured themselves. Wanted steps taken to minimize this liability.

New Business:

None

Adjournment: There being no other business, Peg moved and Rod seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 7:55pm.

Submitted by: Secretary
Glenn Barbee

Approved By: President
Tom Lange

Attachment: 2017 Budget

Innerarity Island Association-Financial Statement & Budget			
Line Number		2016 Budget	2017 Budget
		Budget	Actual
1	Operating Account	19,843	19,843
2	Reserve Account	20,000	20,000
3	Beginning Cash Balances:	39,843	39,843
4	Dues 74,000	69,319	72,000
5	Reimbursements- Russell Bayou	1,400	1,470
6	Road Impact Fee	1,500	4,000
7	Misc. Income	700	1,008
8	Total Receipts	77,600	75,797
9	Insurance	1,500	1,494
10	Taxes	200	148
11	Meeting Expense	200	177
12	Legal Expense	3,000	4,436
13	Miscellaneous Expense	1,000	50
14	Postage	1,400	785
15	Management Fees	8,400	8,400
16	Island Social Events	500	30
17	Right of Way/Greenway Mowing	9,000	7,700
18	Misc/General Maintenance	1,500	2,384
19	Gate-Landscaping	2,500	2,023
20	Gate-Telephone	1,600	1,799
21	Gate- Maintenance Contract	-	1,505
22	Gate-Repairs & Maintenance	3,500	5,214
23	Gate-Electrial	1,600	1,446
24	Gate Insurance	1,000	829
25	Total Operating Disbursements	36,900	38,420
26	Other Disbursements:		
27	Community Park & Greenway	1,000	5,000
28	Road Resurfacing(Deferred \$31,500)	0	0
29	Gate Operators Replacement	8,500	8,327
30	Right-of-Way Clearing	16,000	11,248
31	Total Disbursements:	62,400	57,995
32	Net Income (Loss)	15,200	17,802
33	Operating Account	20,043	20,645
34	Reserve Account 35,000	37,000	76,000
35	Ending Cash Balances:	55,043	57,645