

Innerarity Island HOA Meeting  
Location: SW Branch Library  
1.28.2025 at 2 pm

Etheridge Representative: Cheryl Kelly

Board Members:

Will York, President

Kevin Willband, Vice President

Donna Governor, Treasurer

Samantha Trout, Secretary

Russ Law, Director

Ryan Rollins, Director

Chad Linkous, Director

- Call to order by President Will York at 1:59pm.
- Speakers limited to three minutes each, topic is related to the election process.

**David LeGrande**

- Statement regarding the December 9, 2024, annual meeting and election.
  - Concerns regarding ballots being counted improperly.
  - Concerns regarding secret ballot not being done correctly.
  - Asking people to put their names and addresses on the ballots.
  - Concerns about improperly filled out proxy votes.
  - Discrepancy in the ballots. Questioned the counts.

**Joe Caola**

- All are bound by the Declaration of Covenants, administered under the Association Bylaws.
- Bylaws give directors certain powers and impose important duties defined in chapters 617 and 720 of the Florida Statutes.
  - Section 720. 303 concerns the fiduciary relationship directors have with the members.
  - Expressed concerns regarding:
    - There was not a secret ballot which is specified in the Bylaws.
    - Concerns that the Association spent several thousand dollars on attorney consultation when they could have just spent \$100 scheduling a proper election.
    - Talked about failures of fiduciary duties including cutting off communication with certain members, inviting a quorum of improperly elected directors to a private celebration when all meetings are to be public.
    - Wants board members to focus on maintaining integrity of our community and ensure that all decisions are made in accordance with our governing documents and the law.

**Jerry Garcia**

- Expressed that the Board should move to have a new election.
- Adjust the dues going forward so everyone is on the same dues structure.
- Use a third party to oversee the next election.

## **Skip Hull**

- Expressed that this is the first time in five years that he's lived on the island that there have been more candidates with interest in serving on the HOA.
- The voting is something new and he's confident nothing was done underhanded with any malicious intent.
- Etheridge should have shared any proper procedures before the voting process began.
- Asked what is your end game besides having another election?
- Asked if anyone who had not been elected had complained about the election?
- Statement regarding sheds and following the rules.

## **Gary Carmack**

- Sat on the board in 22 and resigned in March of 23.
- Expressed opinion on the only threats that we have in keeping the HOA is the gate and roads.
- We will have to have a special assessment to repair the roads regardless.
- He claims that it's cheaper to get rid of the HOA and pay for the roads than to continue paying dues over the next three years.
- Expressed concerns regarding the current gate's effectiveness.
- Stated every vandalism that's happened on this island, they had a code to the gate.

## **Additional Speakers:**

### **Kelly Gontarsky**

- Thanks the board members for volunteering their time and energy to serve the community.
- States that board members are often harassed and threatened for their \$430 a year dues.
- Expresses support for the board and their efforts to serve the community.

### **Dennis Geary**

- Says that the board members have been "assaulted by emails, by texts, by calls, over procedural flaws and a damn election of an HOA board".
- Mentions an email demanding that the current board quit and specific people be put on the board, with a threat of legal action if these demands are not met.
- Emphasizes that threatening the HOA with legal action is threatening everyone in the community.
- Expresses frustration with the demand for a committee to find a new property management company.
- Condemns the arrogance of dictating board members and officers.
- Criticizes the harassment of community volunteers and the excessive emails regarding election procedures.
- States that many in the community will fight on principle against the current issues.

### **Mary Catherine Winters**

- Acknowledges the thankless nature of being on the board.
- Shares experience as VP and treasurer in a New Orleans neighborhood association.
- Questions the functionality of the current HOA, citing infighting and control issues.
- Suggests that an HOA might not be necessary, given that most homes are built and only roads and the gate need maintenance.
- Expresses concern about the president also being on the architectural committee, feeling it's too much control.

### **Joe Caola**

- States that what Dennis said is not true.

- Attempts to raise a point of information but is interrupted by shouting from the audience.
- Requests that the agenda's minutes reflect that he raised a point of information but was not allowed to speak.

At this point, there were a lot of angry words exchanged and shouting by community members.

#### **Cheryl Kelly (Etheridge Property Management)**

- Highlights Etheridge's 20-year history and her 10-year tenure managing Innerarity Island.
- Mentions past projects like the sewer project and road maintenance, praising previous boards.
- Emphasizes the importance of maintaining property values and private roads.
- Explains that the election ballots were done properly. States that the meeting notice included a nomination form and was mailed over 14 days prior to the meeting.
- Mentions consulting with attorneys (Suzanne from Morehead Law and Jay Frazier).
- Notes that the bylaws allow for a nominating committee or nominations from the floor.
- States that Suzanne, the attorney, suggested it would have been good to do one or the other.
- Mentions that there are certain criteria that have to be met to redo the election.
- Everyone who is an owner on Innerarity Island had the opportunity to be on the board.
- The nomination form was mailed to everyone.
- One person had four lots, so there were four votes on one ballot.
- People can elect not to vote, and they don't have to vote for all nominees or positions.

#### **Motion to Vote**

- Motion to vote to conduct a re-election of HOA board members.
- Motion is seconded.
- 7 yes votes to go forward with the election, unanimous vote.
- Election will be open to everyone, not just the prior nominees.
- The board is going to follow the advice of the attorney exactly.

#### **Date of New Election**

- Date of election: Feb. 18, Methodist Church at 6pm.
- Proxy form and letter to be sent out to each homeowner.
- Another person will be asked to monitor the election.
- Will York explains the package each owner received at the end of November before the December meeting and election: letter, agenda, budget, and proxy form will be sent out again at least 14 days prior to election.

#### **Closing Comments and Adjournment**

- Closing statements were provided by Russ Law, Ryan Rollins, Donna Governor, and Will York.
- Motion to adjourn at 2:48pm.
- Motion approved unanimously.