Minutes from Board Meeting

held September 30, 2007

Innerarity Island Association
Board of Directors Meeting
September 30, 2007 5:00 PM

The meeting was called to order by President Ray Moody at 5:15pm. Members present in addition to the President were Tom Bender, Martha Desposito, Rod Powell, and Kip Tinker. Island residents in attendance were Peg Gilmore, Van Goodloe (Road Committee), Ramsey Green, and Barry Johnson.

Following a review of content, motion to approve the minutes from the August 5 meeting, made by Tom Bender, seconded by Martha Desposito, was unanimously approved.

OLD BUSINESS

Rod Powell presented report on the MSBU Causeway Project and the results of homeowner/property owner petition to the Escambia County Commissioners. The points made were:

- 474 signatures were required to send petition to Commissioners; 550 signatures were obtained and verified by county official
- 79% of island owners approved
- 85% of county residents who actually live on the island signed petition
- Public hearing on our MSBU goes before the County Commissioners meeting on October 4 at 5:32pm, Commissioners Chambers, 1st Floor of the County Court House at 221 Palafox Place
- If final cost estimate exceeds the original estimate, which formed the basis for petition process, by more than 10%, petition must be re-done.
- Fee to repay county loan will be added to tax bill when project is completed, approximately 2 yrs from now.

Rod asked that the letter to property owners from the Office of Management and Budget as well as the announcement in the Pensacola News Journal be made part of the meeting minutes.

Ray Moody presented his recommendation for date, time and place for Annual Property Owners meeting in December. Tom Bender made the motion that the annual Innerarity Island Association meeting be held December 11, 2007 at 7:00 pm in the Innerarity Point Community Center (subject to availability). Kip Tinker seconded; motion passed unanimously.

In the absence of treasurer Glen Barbee, Ray Moody presented Glen's prepared documents on the proposed Association budget and analysis, as well as recommendations for the for FY08. A lively debate ensued on these financial considerations pertaining to the budget:

- Moving gate from present position westward to a point approx 150' east of the intersection of Innerarity Point Rd. and North Shore Dr. Because of the on-going problems with vandalism and other operational issues, committing funds ($14000 in 08 budget) for gate relocation and maintenance has come into question. Discussion centered on what island residents and property owners felt about this issue.
- Martha Desposito made the motion that the future of keeping the Innerarity Island Gate be made an agenda item for the Dec. membership meeting. Rod Powell seconded: voting for were Bender, Desposito, Moody, and Powell. Tinker abstained.
- Is a dues increase required to ensure Association finances can meet the heavy financial burden to infrastructure maintenance, needed improvements, and adequate reserves? The Treasurer's analysis shows a 12.5% dues increase would be needed to stay on schedule with improvements including the paving of Innerarity Point Road next year. ($200 to $225 for improved lots, $80 to $90 for unimproved lots).
- Impact fee increase with regard to new construction needs to be reviewed as the damage to roads, shoulders and etc. is becoming an increasing drain on the operating budget.
- Board will plan an additional meeting prior to Annual meeting in order to refine budget and recommendations which will be presented to Association membership for their consideration.

Martha Desposito, Chairman of Nominating Committee, reported that she has the names of four resident owners willing to be nominated for election to the Board of Directors. They will be presented to the membership in attendance for election during the annual meeting in December.

Chairman of the Architectural Control Committee, Tom Bender, brought forward the following from the ACC for Board consideration:

1. 1554 No. Shore Ct. Approve the refund of $2000 of the $3000 damage deposit at this time, with the remaining $1000 to be refunded in approximately 6 to 8 months from this date if owners have:
   - Kept grass, plants, and trees that were replanted alive
   - Let the sodded grass grow wild so that the greenway does not become part of their backyard

- Clearly marked their property lines between their property and the greenways

So moved by Ray Moody, seconded by Rod Powell, unanimously approved by Board

2. 16330 No. Shore Drive. Owner requested reimbursement of expenses incurred without Board's prior approval for replacing one section of drainage pipe on easement across the property. After a brief discussion. Motion made by Kip Tinker, seconded by Rod Powell that inasmuch as request did not allow the Board to take proper action by getting competitive bids and, then getting the action approved by the Board, the Board of Directors therefore rejects owners request for payment of expenses. Motion passed. (Moody, Desposito, Powell, Tinker for; Bender abstained.)

As chairman of Beautification Committee, Kip Tinker proposed a date and time for Island picnic. After some discussion, it was agreed to hold the event on the community lot on Sun., Nov. 11, from 1pm to 5pm. Rain date will be Sat., Nov 17. George Neff and Ramsey Green will be in charge of arrangements.

Ray Moody presented a brief summary his and Glen Barbee's review of Etheridge Property Management's handling of the Associations contracts and expenses. They will present further recommendations at the Nov. Board meeting.

The next meeting of the BOD will be Wed., Nov. 7 at 6pm.

NEW BUSINESS

A homeowner present brought it to the attention of the Board that a property with a detached building, which was permitted to retain that building as part of the detached building compromise (building in place prior to Jan 1, 2006), is now for sale.
Motion made by Kip Tinker, seconded by Rod Powell requesting the President send a letter to owners reminding them of their obligation under the compromise to remove the detached building when the property is sold or rented. Motion passed unanimously.

There being no further business motion made by Powell, seconded by Bender, to adjourn.

Meeting adjourned at 7:05pm.