INNERARITY ISLAND ASSOCIATION
Board of Directors Meeting
January 17, 2010

Opening:
The regular meeting of the Innerarity Island Association Board of Directors was called to order at 5:00 pm on January 17 at the Innerarity Point Fire Station by Ramsey Greene. A quorum was present.

Present:
Members: Ramsey Greene, Dick Wetzel, AJ Schultheis, Peg Gilmore, *George Bush, Leigh Dawkins
Committee Chairs and Guests: Kip Tinker, Vann Goodloe, Tom Conrad
*Denotes new member

Ramsey Greene welcomed everyone and introduced new Board Member, George Bush.
Dick Wetzel said that newly elected Board Members, Rich Loudin and James Buttram and that existing Board Member, Dale Boyd could not be present.

Approval of Minutes:
AJ Schultheis made a motion to approve the minutes of the November 8, 2009 meeting. Dick Wetzel seconded the motion. The vote was unanimous.

Election of Officers and Committee Chairs:

President – Ramsey Greene was nominated by Dick Wetzel, seconded by AJ Schultheis. Ramsey Greene was elected unanimously.

Vice President- James Buttram was nominated by Ramsey Greene, seconded by Dick Wetzel. James Buttram was elected unanimously.

Treasurer- AJ Schultheis was nominated by Peg Gilmore, seconded by Ramsey Greene. AJ Schultheis was elected unanimously.

Secretary-Leigh Dawkins was nominated by Ramsey Greene, seconded by Peg Gilmore. Leigh Dawkins was elected unanimously.

Architectural Control Committee (ACC):
Dick Wetzel will continue on the committee and will be assisted by George Bush, Peg Gilmore and Martha Desposito. One additional person would be nice.

Standing/Ad Hoc Committees of the BOD:
Ramsey Greene reported that the Ad Hoc Committee for Nominations will set up so the committee is seated early in the year. One Board member ~~sits~~ serves as chair and volunteers fill it out.

Gate Committee:

Approved

Chair – Dale Boyd Member: Glenn Barbee

Beautification Committee:
Chair – Kip Tinker Members: Bev Wetzel, Jami Farber, Gene Lachut, Sharon Barbee, Peg Gilmore

Road Committee:
Chair: Vann Goodloe Member: Glenn Barbee

Development Committee:
Chair: John Fennell
Vann Goodloe withdrew from the development committee due to a conflict.

2010 Meeting Dates:
Board Meetings will be held quarterly at the Innerarity Point Fire Station at 5:00 pm on the following dates: April 11, July 11, and November 7

The annual association meeting will be held on December 7, 2010 depending on the availability of the Perdido Bay Community Center. Alternate dates are December 9 or December 6.

The annual Island Picnic will be held tentatively on November 7. A final decision will be made later.

Committee Reports:

Architectural Control (ACC):
Dick Wetzel reported for the 4th quarter of 2009, the ACC has addressed the following:
1. Resolved Issues
   a. None
2. Completed Projects
   a. None
3. Approved Requests
   a. 5408 N. Shore Rd.: pantry addition under roof
   b. 5576 N. Shore Way: tree removal and driveway repair
4. New Business – Requests
   a. New home construction 16771 Innerarity Point Rd.
5. Continuing
   a. 16771 Innerarity Point Rd. construction
6. Action Items
   a. Appeal to board for 5576 N. Shore Way: tree removal

Dick Wetzel made a motion that the Board approves the removal of the tree in question contingent upon the property owner submitting and having approval by the ACC, prior to removal, a landscaping plan for its current location. Ramsey Greene seconded the motion. The vote was unanimous.

Treasurer Report:

Approved

AJ Schultheis reported our budget is the same as in October at $94,000. When the road project begins we will use half of that amount. The annual assessments have not been received yet. They should be received by the end of January. Impact fees of $3500 have been received.

Gate Committee:
Dick Wetzel reported for Dale Boyd that Dale had met with All-Tech and one other firm to check prices for repairing the gate and also obtained prices for replacing the gate entirely.

Beautification Committee:
Kip Tinker reported on the costs of the annual picnic and submitted a summary for $239.64.
Kip contacted Timothy Day, Environmental Project Manager, with the County who referred him to Keith Johnson, President of Russell Bayou project, regarding the overgrowth of our greenways. When it dries up enough Kip and Keith will be able to walk the greenways to check the size of the trees and to assess the drainage problems and what can be done to alleviate the problems.
Kip welcomed his committee members Bev Wetzel, Jami Farber, Gene Lachut, Sharon Barbee and Peg Gilmore.
As far as the gate landscaping Kip is trying to determine what property actually belongs to us.

Peg Gilmore has researched three areas that need attention regarding the entrance area:

1. Gate 2. Pump Station 3.Approach to townhouses

1. Gate: In order to maintain attractive landscaping water will be needed to both sides of the street. The tap fee is $500. That could mean two tap fees, a conduit under the street, or a sprinkler that throws water across the street.
Eliminate the short electric pole. Possibly going underground or tying on to the large nearby pole.
Because of underground utilities, we should not build a brick and mortar type structure across these lines. Two alternatives that could be disassembled and rebuilt with minimal expense are:
a. White fencing that can be removed from anchor posts.
b. Retaining wall blocks
2. Pump Station: It is possible that the county may do some landscaping. They have installed sod but without water it may not survive.
3. Approach to townhouses: As one drives onto the island, on the right, where sod meets sand, it may be nice to plant some evergreen screening plants. The problem would once again be the lack of water.
Any plan should consider: a. Turtles b. Yellow Posts

The Board determined the old gate and brick work (both at the old gate site and the far east end causeway entrance) should be demolished when the MSBU project begins.

Road Committee:
Van Goodloe reported that the Innerarity Point Road project will be $53,625. It should begin soon.
Van requested $200 to buy asphalt to make temporary repairs to the roads.

Ramsey motioned that the board approve $200 for the purchase of asphalt to make temporary road repairs. Peg Gilmore seconded the motion. The vote was unanimous.

Approved

Vann reported the fire hydrant inspection will begin in the spring.
The speed bumps placement and size will be reviewed in the near future.

Development Committee:
Ramsey Greene reports no movement on the PUD. There has not been a Presidents Forum Meeting.

Dick Wetzel reported that we joined the President's Forum of Perdido Key late in 2009 for one year on a trial basis. One of the conditions of joining the President's Forum is that we, as a homeowners association, must serve on their Board as a voting member. John Fennell currently serves as chair of the committee and liaison to the forum.

Other Business:
Ramsey Greene reported on Dick Monish's summaries on the infrastructure issue regarding the water system.
The seawall is in disrepair and has issues that need to be addressed. The steps are gone and many planks are missing or loose.

Peg Gilmore motioned we adjourn. AJ Schultheis seconded the motion. The vote was unanimous.

The next Board Meeting will be held April 11, 2010 at 5:00 pm.

Minutes Submitted by: Leigh Dawkins

Approved