DRAFT
Innerarity Island Association, Inc.
Annual Meeting
December 6, 2010

Opening:
The annual meeting of the Innerarity Island Association was called to order at 7:00 pm by President Ramsey Greene. Ramsey welcomed members and guests and introduced the current Board of Directors. Ramsey said it had been a pleasure and an honor to serve on the Board. A quorum was present.

Board Members Present:
Ramsey Greene, James Buttram, Dick Wetzel, George Bush, Peg Gilmore, AJ Schultheis and Leigh Dawkins.
Committee Chairs:
Kip Tinker, Vann Goodloe and Tom Bender.

Approval of Minutes:
Tom Bender made a motion to approve the minutes of the December 8, 2009 Innerarity Island Association, Inc. annual meeting. Vann Goodloe seconded the motion. The vote was unanimous.

Committee Reports:

Architectural Control Committee Report:
George Bush thanked the ACC committee members: Peg Gilmore, Dick Wetzel, Martha Desposito and Michael Gartman. He reported there was very little activity this year regarding renovations and new construction. The committee only had one meeting. The construction of the new home, which was approved last year, was suspended by the owner. The committee approved several requests to remove trees larger than 5" DBH (4), a pantry addition under roof (1), replacement of a concrete driveway with an asphalt drive (1), and a concrete sidewalk installation (1). Copies of this report will be posted on the Innerarity Island Association web site.

Beautification Committee:
Ramsey Greene introduced Kip Tinker and thanked him for all of his hard work and dedication to our community.
Kip Tinker reported that the beautification committee's purpose encompasses two main areas:
To enhance and maintain the Community Lot for the recreation and enjoyment of Island residents and to maintain the common areas to a pleasing and trim standard of appearance, while encouraging residents to take pride in the appearance of their individual lot and home landscaping.
Both purposes will be carried out within reasonableness of situation, practicality, and budgetary constraints. Recommendations or suggestions of other improvements are always welcome.
Kip thanked his team members: Peg Gilmore, Bob Messler, Charlene Schultheis and Donna Tinker.
He thanked all residents who pick up the litter and trash. This is especially helpful during the months of right-of-way mowing in order to prevent the mower from scattering little bits of trash. Please remember to put your recycle trash in a plastic bag, a request from ECUA to all Escambia County customers, so the trash does not scatter around the community. Remember to trim around mailboxes. The mowing contractor only trims around island signs, hydrants and culverts. The mowing is done by Abe Little and he did a good job after some corrections. He also assists with some dangerous tree removal and trimming jobs. The mowing and maintenance of drainage greenways are planned for the early spring.

Weather plays a big part in this operation as there are some greenways that stay wet for an extended period of time. Not all will be mowed because some are not used to drain water off the island. These will be left to revert to natural island vegetation.
The gate landscaping will be done with plants native to the Island and are tolerant to the harsh environment that dominates our entry road. The split rail fence has been installed and posts are set in concrete to discourage drive arounds and vandalism. Kip thanked Dick Wetzel and Dick Monish for their expert help in getting the job done. And thanks to Sharon Barbee and Bev Wetzel for decorating the gate for Christmas and doing a beautiful job.
The County is responsible for the grass border of the causeway.
The Island picnic was a success. Special thanks to Dick and Bev Wetzel, George Neff, Jack Mlagan, Al Dawkins and Ramsey Greene for their help. The attendance was a bit lower than last year and it was suggested that signs should be posted announcing the event sooner.
The Community Park stairs, damaged railing on the observation platform, and seawall walkway were repaired or removed as necessary in May. The stairs had become very slippery and were damaged by recent storms.
Steve Mims suggested that we do some planting of trees and plants to improve the Community Lot. Kip said that would be wonderful however, it is very low on the priority list.
Martha Desposito inquired about getting more light to shine on the entry keyboard at the gate.
Jamie Knowles asked if the instructions on how to enter the gate could be made clearer.
Kip has decided to serve one more year on the Beautification Committee. He wants to finish the gate landscaping project. Ramsey Greene has agreed to help Kip with the picnic in 2011.

Causeway Committee:
Ramsey Greene introduced Tom Bender and thanked him for his service on the board and help with the causeway completion.
Tom Bender thanked Ray Moody for all his hard work for the causeway committee.
Tom reported that the causeway project is finally complete. All maintenance of the causeway signs and grass or plantings along the causeway will now be the County's responsibility.
Each resident was billed $89 with you property tax bill this year for your portion of the causeway payment. This payment will be for a period of ten years. The original amount of the project was projected at approximately $189 per year, so we saw a big savings due to the poor economy and materials costing less.
Willis Johnson said the County had offered a one payment plan at a discount and he wanted to know why it had not been offered after completion of the causeway project.
Tom Bender and Ray Moody both said they did recall this being mentioned by the County representative. They recommended that if you are interested in paying the County in one payment to contact the County. The Innerarity Island Association has nothing to do with collections of payment.

Gate Committee:
Ramsey Greene reported for Dale Boyd that four new signs will be installed at or near the gate. A new large sign will be erected outside the gate, in addition, each gate will have a logo sign in the middle of the gate and a new marker board will be inside the gate. Tentatively, they will be installed by the end of December. Dale has inquired with Alltech of the possibility of programming the gate to close during the weekend. It seems that it has been reported that the problem of trespassing and vandalism increases on the weekend.
Judd Basse said that he thought vandalism was more prevelant during the week when people are at work. Ramsey replied that this information is what has been reported to him.

Willis Johnson said that he has difficulty seeing the traffic when turning onto IIPR from N. Shore Drive because of the marker sign. Ramsey replied that the new sign placement will take that into consideration.
Tom Bender said that he is speaking with Mr. Dennison regarding installing water outlets on either side of the gate to water future landscaping plants. It can be done if we do not go under the roadway.
Kyle Roberts asked if the changing of the gate schedule should be voted on by the members.

Road Committee:
Ramsey thanked Vann Goodloe for all the work he has put into the road and causeway paving project. Vann was instrumental in working with Roads Inc. to do a seamless job on our projects. Vann also installed the new signage along IPR.
Vann thanked Glenn Barbee and Bill Leib for their help with the road committee and for their assistance installing the new signage.
A primary objective of the committee is to maintain the Master Road Plan with annual updates. The Master Road Plan is intended as a planning tool for the Board of Directors to maintain all Island roads, less the causeway, in a reasonable operating condition and within the Association budget. The Plan is available on the Island website, www.innerarityisland.org.
Seven (7) Island road resurfacing projects are currently planned over a nine (9) year period. Red Cedar (West) is the next scheduled project slated to occur in 2013.
For 2010, the Board of Directors approved the resurfacing and widening of the second phase of Innerarity Point Road, to include lane striping and installation of three (3) speed bumps with signage ($53,625); and resurfacing portions of Seascape ($17,500). Seascape had been planned for 2011, but the Committee recommended accelerating this project by one year to save approximately $2,500 in mobilization and projected costs. **Total cost expended was $71,125**.

Report of Status of Liens:
Ray Etheridge reported that four (4) units have liens due to unpaid assessments, sixteen (16) units have not paid assessments and five (5) units are in foreclosure. There is a total owed of $8009. One owner owes $2288 of that amount.

Review of Cash Receipts & Disbursements 2010 & Proposed 2011 Budget:
Treasurer AJ Schultheis reported we started out 2010 with 94,671. We had receipts of $57,486. Disbursements - operating cost of $28,937. Road resurfacing cost of $71,125. Balance at year's end of $51,704.
The 2011 proposed budget is a beginning balance of $51,704. Estimated receipts of $54,300 and operating expenses of $32, 850. This should leave a balance of $72,154 at the end of 2011.

Adoption of 2011 Budget:
Willis Johnson made a motion to approve the 2011 Budget. Judd Basse seconded the motion. The vote was unanimous.

2011 Board Nominations and Election:
Ramsey Greene proposed that the size of the Board of Directors be reduced from nine (9) to seven (7) members. It is becoming more and more difficult to find members willing to serve on the Board.
A quorum with a seven member Board would be four (4). A quorum with our current nine member Board is five (5). The Bylaws state that the Board size should be between three (3) to nine (9) members.

Ray Moody made a motion to change the size of the Board of Directors to seven (7). Judd Basse seconded the motion. The vote was unanimous.

Dick Wetzel stated that there are only two (2) committees that are stipulated by the Bylaws. That is the Architectural Control Committee and the Nominations Committee. The other committees are ad hoc committees of the Board so they can come and go.

AJ Schultheis served on the Nominations committee and was assisted by Lisa Crowdus. They obtained eight members willing to serve. The slate presented was: Jamie Knowles, Steve Crowdus, Peg Gilmore, Ken Bolton, Tomas Ondra, Vann Goodloe, Glenn Barbee and Joe Ward.

Election Results:
Steve Crowdus
Peg Gilmore
Ken Bolton
Glenn Barbee
Joe Ward
Two current Board Members will carry forward: James Buttram and George Bush

New Business:
Martha Desposito inquired about the new web address.
Innerarityisland.org
User: owner
Password: mullet2010

Ramsey Greene said that proxys are now available on the website. Forms will be added in the future.

Fayette Dennison presented documents to Ramsey Greene of a 1987 transfer of a right-of-way.

Ramsey said that ECUA has requested that **all recycled items be placed in a plastic bag** to prevent items from flying out of the recycle trucks. ECUA does not allow plastic bags, **however, items should be put in plastic bags until the scattering problem is resolved by the company.**

Martha Desposito inquired about the possibility of planting around the pump station. Kip replied that ECUA doesn't have any money to do this job. Perhaps we can do something with it in the future.

Gene Lachut expressed concern about the damage the ECUA trucks are doing to the edges of the newly paved Seascape Street. They are driving on the edge of the road and destroying the edge.

Ramsey Greene stated that we need volunteers for all of our committees.

Martha Desposito said she would be willing to work on a committee to revise the bylaws.

Glenn Barbee asked if we joined the Presidents Forum and if so have we resigned? To which Dick Wetzel replied that he and John Fennell attended a few meetings and several meetings were cancelled. In October they met and said they wanted to withdraw from the forum and requested a refund.
AJ Schultheis said the refund of $1500 has not been received yet.

Vann Goodloe made a motion to adjourn at 8:25 pm. Dick Wetzel seconded the motion. The vote was unanimous.

Minutes submitted by: Leigh Dawkins