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

INNERARITY ISLAND HOMEOWNERS ASSOCIATION
MINUTES OF THE 2011 ANNUAL MEMBERSHIP MEETING
DECEMBER 6, 2011

Pursuant to notice addressed to the owner of each lot of the Innerarity Island Homeowners Association and timely posting on the community bulletin board, the annual meeting was called to order at 7:00 pm December 6, 2011, at the Perdido Bay Community Center. James Buttram, President of the Association, presided over the meeting. A quorum was present.

Board of Directors members Glenn Barbee, Ken Bolton, James Buttram, Joe Ward and Peg Gilmore were present. Members absent were George Bush and Steve Crowdus.

Mr. Buttram welcomed the homeowners and introduced the Board members. He also mentioned that George Neff, Friends of Innerarity Island, had license plates and window stickers available for $7 and $3 respectively.

The minutes of the previous 2010 annual meeting were furnished to all attendees along with the agenda for the meeting, copies of the Cash Receipts and Disbursement Schedule for the fiscal year ending October 31, 2011, and a Proposed Budget and Assessment Schedule for 2012. Ms. Leorah Mims moved to add "Speed bumps are to be 15 feet wide and 3.5 inches high." The motion did not carry. Will Johnson moved and Sharon Barbee seconded to approve the minutes. The motion carried.

Architectural Control Committee: Peg Gilmore reported that there have been no new or major construction projects. The committee has approved pools, tree removals, fencing and sun room additions with no issues resulting.

Beautification Committee Report: Kip Tinker presented his report, a copy of which is attached. He also advised that he would be resigning as Chair

of the Committee at which time he received a standing ovation for his good efforts of the past several years.

Gate Committee Report: Joe Ward reported that the gate was again operational and that Mike Jones of AllTech verified that both sides were functioning properly after the entrance gate was replaced. The exit gate subsequently malfunctioned apparently as a result of a piece of cardboard being placed in front of the electronic eye. Mr. Ward further stated that he would have a bid for a camera by next week.

Road Committee Report: Vann Goodloe, Chair, presented his report, a copy of which is attached. He also presented a revised Road Plan, a copy of which is attached.

Property Management Report: Ray Etheridge reported on the condition of the aged receivable accounts and efforts that are being made to collect them. A total of $10,617.00 is owed in assessments, late fees, and legal fees to the Association. There are eighteen (18) units that are in arrears. Eleven (11) of these owe for 2011 only, six (6) owe two years or more, and one (1) unit is in the hands of the attorney for foreclosure. This owner has never paid any assessments. With legal fees and late fees, this owner owes the Association $5,288.00. If this owner does not pay to the attorney the fees owed within the next twenty days, then a hearing will be set, and a date set at that hearing, at which time the Association will take title to the property. This will probably take in the neighborhood of two to three additional months. The Association also has a lien on this property. We also have liens in place on all other units which are in arrears. Some have just been filed on the lots and homes that owe assessments for 2011 only. Ray also stated that two homes were foreclosed on by mortgage companies this year and subsequently sold. We have collected past due assessments on those units. An owner asked what assessments a mortgage company is responsible for when they foreclose on a unit, and Ray stated that a mortgage company is responsible for one year of arrears assessments in addition to current assessments."

Glenn Barbee presented a review of the 2011 budget and the proposed 2012 budget, a copy of which is attached.

Glenn moved and Dick Wetzel seconded that the 2012 budget be approved. The motion carried.

Election of Boards of Directors: James Buttram advised that the terms of three members, George Bush and Peg Gilmore along with himself, were

ending, presented the Nominating Committee's slate of Virginia Moody, Diana Schaefer and Charlene Schultheis and asked for nominations from the floor. There being none, Vann Goodloe moved and Kip Tinkler seconded that the slate be accepted. Motion carried by acclaimation.

Glenn Barbee expressed the thanks of the community for the services of James Buttram and Peg Gilmore.

New Business:

Martha Desposito questioned the safety of the calming island in the middle of the causeway and asked if it could be removed. Rod Powell said he spoke with the Deputy County Administrator and Mr. Valentino; they will look into it.

Rod Powell asked if flood lights at the gate would be possible as they would add to security. Joe Ward said that lights are a part of the camera system that the Board is currently looking into.

Leorah Mims asked if the angle of the speed bumps could be changed as she felt they could not be crossed safely at twenty miles per hour. Fran Bass suggested that the speed be reduced to five miles per hour or that the angle be changed.

Barbara Lachut noted that some street lights are paid for by individuals and asked if the Board had considered adding street lights at cost to the Association. Glenn Barbee explained that in the past Mr. Dennison had suggested adding lights and members of the association opposed the idea. He further explained that, while some lights are paid for by individuals, some are paid for by the Association.

There being no further business, upon the motion of Martha Deposito, seconded by Vann Goodloe, the meeting adjourned at 7:55 pm.

James Buttram, President

Peg Gilmore, Secretary