Innerarity Island Homeowners Association
Board of Directors Meeting
April 17, 2011

Opening: A quorum being present, the quarterly meeting of the IIHA, Inc. Board of Directors was called to order at 5:00pm on April 17, 2011, at the Innerarity Point Fire Station by James Buttram. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Board members present: James Buttram, Peg Gilmore, Glenn Barbee, Joe Ward and Ken Bolton.

Approval of Minutes: Glenn moved to approve the minutes of the previous meeting, with Joe seconding. Motion passed unanimously.

Committee Reports

ACC – Report attached.

Treasurer Report – Report attached.

Gate Committee – The Chair, Dale Boyd was not present.

James advised that the signage which was been paid for and was expected by Christmas is in Dale's hands. James will follow up.

The gate is now operational.

Glenn and Vann Goodlow will wash the outgoing gate when on-site water is available.

Kip mentioned that the hinges need to be oiled. Joe said Mike Jones with All Tech used to do maintenance and removed electronics prior to hurricanes, which may be something we want to look into.

Glenn moved and James seconded that Joe become Chair of the Gate Committee since Dale is traveling so much. The motion carried unanimously.

Beautification Committee: Report attached.

Glenn moved and Joe seconded that we hire Abe Little to do the yearly mowing. The motion carried unanimously.

Glenn moved and Peg seconded that Harry Sugg be hired to cut the two cul de sacs for a total of $500. The motion carried unanimously.

Kip discussed the signs which have been the victims of multiple vandalisms. He does not plan to replace the signs. James asked that the signs be painted dark green if they cannot be easily removed.

James will refer the non-functioning street lights to Ray Etheridge.

James asked Kip to get quotes for automatic irrigation on both sides of the gate.

Kip will get bids for three-rail fence and plastic fence for the common lot.

Kip added that relocation of the IIA announcement board has been completed.

Roads Committee: Report attached.

Glenn will look into putting poles at all speed bumps to prevent vehicles from using the right-of-way to avoid going over them. Concrete blocks are not viable since they interfere with mowing.

Development Committee: No report.

Glenn reported that we have received the reimbursement check from the President's Forum.

OTHER BUSINESS:

1. Overdue Assessments - James will instruct Ray Etheridge to write all property owners who are in arrears and bill them for the 18% interest.

2. Unapproved tree removal at 16461 Innerarity Point Road – Glenn moved and James seconded to assess $500 tree removal fine. Motion carried unanimously. James will refer to Ray Etheridge.

3. Speeding on Innerarity Point Road – James will instruct Ray to send a letter regarding multiple reports of speeding to Jamie Farber.

4. Wind-damaged tree on N. Shore Way - Ray called James to advise him of a tree blocking the road, but before they could muster our troops, the neighbors had already cleared the tree from the roadway.

5. James will speak to the fire chief re: annual testing of fire hydrants.

6. Glenn suggested rearranging our website so our Restrictive Covenants are accessible without a password so anyone looking at the site could read them.

Joe reported that Mr. Dennison is preparing to develop lots on Seascape.

ADJOURNMENT:

There being no other business, Joe moved and Ken seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 6:37.

Submitted by: Peg Gilmore

ACC REPORT
April 17, 2011

Schaefer – 16601 Egret Circle

Approved:

Remove existing front walkway and replace with curving walkway. Enlarge and enclose patio. $500 Impact fee collected.

Webster – 16330 N. Shore Drive

Information only. Not under ACC purview. Corp of Engineers controls.

Repair dock. Enlarge boat slip to include patio.

Mims – 5220 North Shore Road

New driveway. Approved in 2009. $500 impact fee collected in 2009.

Lipscomb – 16461 Innerarity Point Road

Violation:

Prior to February 11 Dick Wenzel drove by and saw a front end loader and a tractor on the property. A 50-60 foot pine tree with a diameter of +/- 24 inches had been cut down He call Ray Etheridge. I talked to Ray who told me that he had spoken to Mr. Lipscomb who told him he had spoken to ACC and only brush had been removed.. Mr. Lipscomb owns the lot next to the one his home is on and it is not clear which lot was involved.

Mr. Lipscomb did not talk to me or to Dick Wenzel or to Martha Desposito.

I referred this to BOD on February 11, 2011.

Richards – 16278 N. Shore Drive

Violation:

Unapproved construction activity is in progress. I contacted Ray Etheridge and asked him to write a letter informing them of the violation.

Armstrong – 16262 North Shore Road

Violation:

At the BOD meeting in February, I reported that an unapproved structure had been erected at 16262 North Shore Drive. Rick and Kinsey Armstrong presented plans to the Board explaining that they were unaware of the Restrictive Covenants when they began building. The Committee will respond in three days.

The Board wants to rewind the clock and go through the proper procedure process and directed me to contact the Armstrongs.

Attached is a copy of the letter I sent for which I have Rick Armstrong's signed receipt.

Peg Gilmore
April 17, 2011

ARCHITECTURAL CONTROL COMMITTEE
INNERARITY ISLAND HOMEOWNERS ASSOCIATION

February 21, 2011

Mr. Rick Armstrong
1530 Crystal Drive
Cantonment, FL 32533

Dear Mr. Armstrong:

Here is the packet I said I would send to you. It contains the new construction documents and the restrictive covenants with updates in red.

The process for approval and appeal is:

1. Owner submits plans to ACC who has thirty days to respond.
2. Owner may appeal to the ACC if he does not agree with the ACC decision. ACC has thirty days to respond.
3. Owner may appeal to the Board of Directors if he does not agree with the ACC appeal decision. The BOD has thirty days to respond.

Being unaware of the Restrictive Covenants, you began building a structure that was deemed to be in violation of said Restrictive Covenants. Obviously, it was not possible to follow the process at that point. The BOD suggested we reset the clock and consider the plans you submitted at the Feb 6 meeting to be step one above. The ACC has met and it is our decision that the structure is not approved.

As stated above, the next step is to appeal this decision to the ACC.

If you have any questions, please give me a call.

Sincerely,

Peg Gilmore, ACC Chairperson

CC: Ray Etheridge;
BOD Innerarity Island

Beautification Committee Report

April 2011 Board Meeting

Gate Landscaping

- Project is underway. Layout of gate planting is complete. Plant selection complete. Waiting for approval of water meter installation.
- Mr. Dennison approved the location and authorized the Southern Co to do the work. Proposal has been received showing cost of $650. Point of contact is Denny Harris.
- Meter location will allow us to tap into the lift station water line and thus avoid 165 ft. of ¾" pipe installation (and associated digging!).
- Planned completion date for project (once water line is in this week) is April 30.
- Committee members working on the gate landscape project are:
  - Sharon Barbee
  - Ken Bolton
  - Liz Bolton
  - Steve Crowdus
  - Jami Farber
  - Gene Lachut
  - Donna Tinker
  - Charlene Schulteis
  - Bev Wetzel

Comment: Cost of water meter was not in the original cost estimate for the project presented at the Feb BOD meeting ($977). 2011 budget indicates $2500 as being allotted for the project. I should come in well below that figure even with the additional cost of meter and sprinkler system components.

MOWING CONTRACT PROPOSALS

BIDDER #1 Harry Sugg - (opted out of mowing in 2010 due to his wife's illness.) Wants very much to bid on this year's contract.

$995 per mowing using his Kubota finish mower. Includes weed-eater trimming of fire hydrants, road signs, fire hydrants, and culverts. (Total cost- $5970-May to October)

$500 additional onetime cost to mow two, heavily overgrown cul-de-sacs off of Seascape. Will use his brush hog for this cutting and, thereafter, will keep it mowed at no addition charge for the remainder of the season. (Total cost-$500- May only)

BIDDER #2 Clean Cut Landscaping (Abe Little)-- Did the mowing in 2010.

$850 per mowing using 48in. Finish Type Mower. Trimming is included as in Bidder 1's proposal. Does not have a brush hog for thick, overgrown vegetation. (Total cost-$5100-May to October)

Two other (verbal) bidders come in: the first was $1500 per mowing (brush hog) and $1700 per mowing (if finish mower used); and the second was $1995(brush hog only). I indicated that these bids were too high for our budget and thanked them for their interest.

GREENWAY MOWING AND TREE REMOVAL - I did not solicit bids as of this BOD meeting date. Based on some verbal bids last year rendered during some walk-throughs, we can anticipate this cost to be in the $1500 to $ 2500 range.

Road Committee Report – April 2011 BOD Meeting

The following report is submitted for the April 2011 Board of Directors' Meeting.

The Road Committee recommended, and the Board of Directors approved, the urgent resurfacing of North Shore Court due to rapidly deteriorating conditions and safety concerns. Roads, Inc. completed the resurfacing on March 23, 2011 at a cost of **$9,950.00.** Additionally, they patched a pot hole on Egret Circle at no additional charge.

To avoid bypassing the Eastern-most speed bump on Innerarity Road and driving on the right-of-way, a white post with reflectors was installed in the right-of-way adjacent to the speed bump. This will also prevent further deterioration of the rock base that was installed as part of the Innerarity Road (2nd Phase) resurfacing in 2010.

A revised Master Road Plan is under development and will be presented to the BOD at a later meeting this year.

Vann Goodloe
Chair, Road Committee