Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
June 10, 2012

I. Call to Order – 5:00 p.m. at the Moody residence located at 5950 Red Cedar. Quorum was met.

II. Attendance:

A. Board Members: Virginia Moody, Ken Bolton, Glenn Barbee, Diana Schaefer, Joe Ward, and Charlene Schultheis.
B. Others Present: Dick Monish, Vann Goodloe

III. Guests requesting to speak: None.

IV. Approval of Minutes: April 15, 2012 Meeting Minutes were approved unanimously as motioned by Glenn Barbee and seconded by Joe Ward.

V. Committee Reports:

Architectural Control Committee**:** Diana Schaefer reported as follows.

A. Rigdon – North Shore Drive – Project is complete pending final inspection by ACC.
B. Jones – 16286 North Shore Drive – Re-leveling of lot due to erosion, fallen tree removal, and home painting and reroofing were approved with no impact fee assessed as the damage was a result of Ivan. The property was abandoned for several years and the Board has attempted to have the issues corrected several times. It is in the best interest of the community to encourage the new owners to make the repairs which will be to the benefit of their immediate neighbors as well.
C. The ACC is in the process of revisiting the regulations, current documentation, and committee procedures to improve the clarity and transparency of the ACC approval process. Any changes deemed necessary will be brought to the Board at the next scheduled meeting.

Gate Committee: Joe Ward reported no new proposals have been obtained relative to the budgeted gate surveillance system but that further bids would be solicited.

Gate and Beautification Committee: No report was presented.

Roads Committee: Vann Goodloe reported as follows:

A. Two bids were obtained from Roads, Inc.. The first was to repair the Community Lot. The bid includes filling behind the seawall and seeding the area, and installing rip rap on the southwest end of the seawall; the bid price is $2,900. The second was to fill and widen the shoulder on a 240 foot stretch of Innerarity Point Road; the price is $2,360. Glenn Barbee made a motion to accept both proposals. Joe Ward seconded the motion and it passed by a unanimous vote in favor.
B. The speed limit signs have been changed to reflect the approved 7 mph. Neighborhood Watch signs have also been replaced.

Rights of Way, Greenways, and Community Park Lawn Maintenance Committee: No report was provided.

Development Committee: Joe Ward provided information relative to gas utilities being installed on Seascape by ESP and the potential for building "green" homes on two properties. At this time, no applications for such have been received by the Architectural Control Committee. Additionally, Joe reported the County Roads Commissioner indicated they would put in sidewalks if the Association brought the Island roads up to code by increasing the width from 18 to 20 feet; however the Association does not have sufficient funds to expand all the roads at this time. Turning the roads over to the county was also discussed; however that would require removal of the gate and the Board felt the gate was perceived as an asset to many residents.

VI. Treasurer Report: Glenn Barbee presented the report as attached (See **Attachment I**). Virginia Moody made a motion to accept the report. Joe Ward seconded the motion and it passed by a unanimous vote in favor.

VII. Other Business: The third and fourth quarter meeting dates were changed; meetings will be held on October 7 and December 2, 2012.

VIII. Old Business:

A. Status of 16270 Innerarity Point Road Foreclosure (White Residence) – in progress as the owner is making periodic payments in accordance with the agreed upon payment plan.
B. Status of Gate Surveillance system proposals – see Gate Committee Report.
C. Island Directory – Virginia Moody drafted a letter to deliver to Island residents requesting their contact information. The letter is planned for delivery on or about June 14, 2012.
D. Low shoulder on Innerarity Point Road – see Road Committee Report.
E. Recommended reduction of posted speed limit at speed bumps – see Road Committee Report.
F. Erosion behind the bulkheads in the Community Park – See Road Committee Report.

IX. New Business:

A. Maintenance of Roads - Joe Ward expressed concern regarding the properties located on the cul du sacs in the first, second and third additions to North Shore, indicating reduced marketability of the lots due to the poor appearance of the roads. Glenn Barbee made a motion to authorize the Right of Ways Maintenance Committee to spend up to $2,000 to purchase roundup spraying equipment, material, and labor to kill overgrown vegetation on the roads of the undeveloped cul du sacs. Joe Ward seconded the motion and it passed by a unanimous vote in favor.
B. Rights of Way Vegetation – Several members expressed concerns related to the roads being encroached upon by vegetation on the rights of way; specifically on Innerarity Point Road and the east end of North Shore Road. The situation poses a hazard for motorists and pedestrians. Joe Ward agreed to contact Gulf Power and request foliage around power lines be removed. Ken Bolton will

solicit bids to remove the vegetation and reclaim the appropriate clearance on the rights of way.

C. Greenway Maintenance – The Board discussed a letter received from Fayette Dennison, and the included Greenway Maintenance report from Merrill, Parker, and Shaw Engineering and Surveying; copies of the Greenway Construction Plans obtained from Escambia County; and field observations of the Greenways during December 2011. The letter objected to a statement in the 2010 IIA Annual Meeting Minutes that indicated "Not all [greenways] will be mowed because some are not used to drain water off the island. These will be left to revert to natural Island vegetation." Merrill, Parker, and Shaw's report indicated certain greenways designed to provide positive flow in a specified direction are currently overgrown with vegetation, inhibiting such flow. Additionally, storm drains were shown to be clogged and thus not functioning as intended. The Board recognized maintenance of the greenways may require permitting from Escambia County, the U.S. Corp of Engineers, The Florida Department of Environmental Protection, and/or the Northwest Florida Water Management District. At this time it is the Boards intention is to begin with grooming the greenways so that further assessment of maintenance needs can be performed. As such, Diana Schaefer made a motion to authorize Joe Ward to investigate permit requirements and to direct Etheridge Property Management to obtain three bids for clearing and mowing the positive flow drainage greenways by the end of June 2012. Joe Ward seconded the motion and it passed by a unanimous vote in favor.

Additionally, Virginia Moody will gather information obtained relative to the greenways over the past few years and will seek a co-chair for the Rights of Way, Greenways, and Community Park Lawn Maintenance Committee to focus on greenway maintenance activities.

X. **Adjourn:** There being no other business, Glenn Barbee moved and Joe Ward seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 7:20 p.m.

ATTACHMENT I
TREASURER'S REPORT

Line #		2012 Budget	2012 MAR YTD	2012 Balance
1	**Beginning Balances:**			
2	Operating Account	35195	35195	
3	Reserve (Savings) Account (& CD)	40532	40532	
4	Total	75727	75727	
5	**Estimated Receipts:**			
6	Dues	54000	53510	-490
7	Special Assessments & Late Fees	150	326	176
8	Interest Income	230	16	-214
9	Road Impact Fee	1000	1500	500
10	Reimbursements- Russell Bayou	1200	711	-489
11	Total Receipts	56580	56063	-517
12	**Disbursements-Operating Costs:**			
13	Insurance	3600	2970	-630
14	Taxes	100	189	89
15	Meeting Expense	250	188	-62
16	Legal Expense	1500	2890	1390
17	Miscellaneous Expense	2500	159	-2341
18	Postage	600	862	-262
19	Management Fees	8400	4900	-3500
20	Island Social Events	500	477	-23
21	Right of Way Mowing	5500	2550	-2950
22	Misc/General Maintenance	1500	383	-1117
23	Gate-Landscaping	2000	175	-1825
24	Gate-Telephone	850	484	-366
25	Gate-Repairs	5000	4186	-814
26	Gate-Electrial	1300	617	-683
27	Total Operating Costs	33600	21030	-12570
28	**Disbursements - Capital Improvements**			
29	Gate Camera System	5000	0	-5000
30	Community Park & Greenway Improvements	5000	0	-5000
31	Road Resurfacing	32500	32500	0
32	Total Improvements	42500	32500	-10000
33	**Total Disbursements:**	76100	53530	-22570
34	**Net Operating Income**	**-19520**	**2533**	
35	**Cash at End of Year/ Quarter**			
36	Operating Account	15232	37712	22480
37	Reserve (Savings) Accounts	40700	40,549	-151
38	**Total**	55932	**78261**	22329