ATTACHMENT II

MASTER ROAD PLAN

for

Innerarity Island Association, Inc.

August 2012 REVISION

PURPOSE:

The following revised 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. This revision will be submitted at the next regularly scheduled Board of Directors (BOD) meeting.

In accordance with the Innerarity Island Association Declaration of Covenants, Article 11, Section 14 and Article 5, Section 5 (Transfer of Rights & Assumption of Obligations) which was ratified and confirmed by Amendment number 2 dated December 8, 2000 and effective December 13, 1999, repair and maintenance of all island roads are the responsibility of the association and all property owners.

The overall Plan was developed using the information and analysis provided by PSI and Kenneth Horne & Associates (2002) to the BOD, Innerarity Island Association. At the July 2011 BOD Meeting, the BOD voted to include ALL island roads in the Plan. This resulted in the addition of nine (9) additional roadways.

OVERVIEW:

Resurfacing for all roads on the island will consist of 1 ½ " overlay of FDOT S-1 asphalt. Installation and replacement of curbing is not included in these estimates. Estimated costs include mobilization, cleaning of surface, leveling and patching, and Type S-1 resurfacing. The BOD approved a repaving schedule that is based upon repaving projects every other year beginning in 2009 to include a revised priority listing shown below of roads to be resurfaced.

Fourteen (14) projects are listed in priority order over an eleven (11) year period with estimated costs (all shown in Year 2012 dollars) and approximate distances/square yards to be resurfaced. A conservative estimate of future year costs would be 10% per year inflation based on year 2012 dollar amounts (shown) and an increase in asphalt costs. Lengths are all approximate and will require Roads, Inc. final certification.

Street	Length	Cost $	Date/Year Repave
North Shore Rd. (South)	4700 SY	$43,000	2014
Egret Circle	500 SY	$4,250	2016
Blue Heron Circle	650 SY	$5,500	2016
North Shore Way (East)	3000 SY	$20,000	2016
Red Cedar St. (East)	3000 SY	$20,000	2018
North Shore Court (East)	345 SY	$2950	2018
North Shore Cove	1040 SY	$8,850	2018
North Shore Lane (Phase 2)	1065 SY	$9,050	2020
Seascape Drive (Phase 2)	2400 SY	$20,400	2020
Seascape Street (Phase 2)	2000 SY	$17,000	2022
Seascape Circle	1100 SY	$9,350	2022
Seascape Court	920 SY	$7,850	2022
Seascape Lane	1950 SY	$16,600	2024
Shores Circle	500 SY	$4,250	2024

Notes:

1. Road resurfacing completed in 2006 included North Shore Drive, west end of Innerarity Point Road, Innerarity Lane, Innerarity Circle, Innerarity Circle spur road and two patches on Seascape. **Total cost expended was $109,469.**
2. Road resurfacing completed in 2007 included North Shore Way (West), causeway reinforcement & rip rap, asphalt patching and new gate turn-around pad. **Total cost expended was $57,569.**
3. Due to budget constraints and delays on the causeway MSBU, no resurfacing projects occurred in 2008 or 2009.
4. BOD approval for 2010 included resurfacing and widening 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). **Total cost expended was $71,125.**
5. Road Committee recommended, and BOD approved, the urgent resurfacing of North Shore Court due to rapidly deteriorating conditions and safety concerns. Resurfacing completed on March 23, 2011. **Total cost expended was $9,950.** Additionally, two "Children at Play" signs were erected adjacent to two of the speed bumps on Innerarity Point Road at a cost of **$68.84**.
6. BOD approval for 2012 included resurfacing Red Cedar St.(West), entrance to North Shore Ct., shoulder repair on Innerarity Point Rd. and seawall repair on the Community Lot for a **total cost of $37,760**.

RECOMMENDATIONS:

1. Based upon the annual budget and NO INCREASE IN ANNUAL ASSESSMENTS, this Plan Revision is recommended.

2. For any road segments that connect to Russell Bayou Development, their cost share percentage of 21% (2010 estimate) for road improvements should be applied.

3. Annually, inflation should be reviewed by the BOD and any recommended adjustment to the Plan, as appropriate, presented at the annual Innerarity Island Association Meeting in December for review and approval.

Submitted by:
Vann Goodloe, Chair, Roads Committee
August 5, 2012