Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
April 28, 2013

I. Call to Order – 4:09 at 5950 Red Cedar Street. Quorum was met.

II. Attendance:

A. Board Members:
   i. Present: Virginia Moody, Diana Schaefer, Charlene Schultheis, Peggy Gilmore, Janet Rustchak, Brooke Agers
   ii. Absent: Joe Ward

B. Others Present: Ray Moody, Glenn Barbee, Dave Rigdon, Rod Powell,

III. Agenda

a. Guests Requesting to Speak

Dave Rigdon spoke regarding the speed limit on North Shore Drive. Residents and Visitors are using North Shore Drive to avoid the first speed bump.
Board approved Dave's request to have speed limit 15 MPH and Children at Play signs installed on North Shore Drive. Board will review issue in fall, if no resolution, consider installing additional speed bumps when roads are resurfaced.
Dave requested a hard copy of the covenants; Diana to send him the cross-referenced version. He volunteered to serve as a member of the ACC and was accepted into the position. The ACC now consists of Diana Schaefer, Peg Gilmore, Martha Desposito, Ramsey Green, Leigh Dawkins, and David Rigdon.

Rod Powell spoke regarding the gate lights. Gate lights were approved in 2011, but none had been installed. Gulf Power has installed one LED light on the Southwest side of the gate. The cost is approximately $20/month which includes the pole, light and labor. A second light will be installed on the East side of the gate.
Rod also requested Gulf Power audit the island lights. The audit revealed lights that were inoperable but were being charged to the island. Gulf Power will issue a credit for inoperable lights which will negate any cost of the new lighting. Gulf Power will fix broken lights. Rod will examine the possibility of adding lights where Innerarity Point Road intersects with side roads.

b. Approval of Minutes: March 10, 2013 Meeting - Minutes approved by 6-0 vote; Brooke to send final, approved minutes to Ethridge for website posting.

c. Committee Reports
   i. Architectural Control Committee:
   Current Projects (as of 4/28/2013):

Request Date	Address	Project Description	Decision	Date	Project Complete
9/14/2012	16620 Seascape	New home construction	Approved	10/1/2012	
10/1/2012	5421 North Shore Road	Entend back patio	Approved	10/8/2012	3/31/2013
12/10/2012	5065 Red Cedar	Build Arbor; back patio	Approved	12/12/2012	
1/2/2013	16359 North Shore Drive	Remove 2 trees; dead/dying	Approved	1/7/2013	1/31/2013
3/6/2013	5701 Red Cedar	New home construction	Approved	3/9/2013	

Request Date	Address	Project Description	Decision	Date	Project Complete
3/7/2013	16521 Innerarity Point Road	shadow box fence	Approved	3/9/2013	3/15/2013
2/20/2013	5768 Red Cedar	Home Addition	Approved	3/9/2013	
3/9/2013	16470 Innerarity Point Road	Remove 1 dead tree	Approved	3/9/2013	3/31/2013
3/11/2013	16340 Innerarity Point	New home construction	Approved	3/16/2013	
4/17/2013	16253 North Shore Drive	Remove 2 dead trees	Approved	4/18/2013	4/26/2013

Diana posed the question as to the Board's expectations when damage is done during construction. When the primary impact fee was $3,000, it was not deemed necessary to enforce the provisions of the waivers signed by homeowners and builders related to their responsibility for remediating damage done to Island roads and property. At the current $500, it may be necessary to monitor and quantify damages and remediation costs as they could easily be in excess of this amount. After Board discussion, it was determined that liability for damages should be enforced on homeowners and builders and the ACC was tasked with drafting a proposal to consistently and equitably identify and collect for damage done during construction.

Diana will draft a proposal to assess damages and present it at the next meeting.
Peg pulled minutes and past board actions into easily readable and searchable (by topic) spreadsheet. She will share with other board members.

ii. Beautification/Community Lot/Picnic – Working on killing the weeds at the gate. As soon as weeds are gone, sprinkler system will be installed.
Virgina was contacted by a resident who is also a wedding planner. She requested use of the Community Lot on June 29 (~30 people for one hour) for her daughter's wedding. Virginia will advise her to put a sign on lot board 1-2 weeks in advance to warn of event.
Diana motioned to move the Community Picnic to Nov 9
Janet seconded the motion
Motion passed, 5 present in favor, 1 absent.
Virginia to determine date and number of volunteers needed for gate planting and contact Diana to coordinate.

iii. Gate Committee – Board agrees all remotes should be managed by Ethridge. Homeowners will need to call Ethridge and send a check including remote cost and shipping.
Board to get a second set of letters so not totally reliant on Dale to update sign.

iv. Mowing/Greenway – Greenway behind the Carson home is holding water and growing mosquittos. Ken to review and call Escambia County Mosquito Control.
8 mowings/ year at $850 each
Greenway up-keep with bushhog $1,000 twice per year
$7,000 greenway mowing (overgrown greenways at North Shore Road and back of Innerarity at North Shore Drive)

v. Roads – Storm drain on North Shore Drive is rusted through. Previous owners fixed the last 10 feet for water flow, but just before the fix is now

rusted and a corner of the yard is washing away. The pipe is likely rotted through. Vann estimates the replacement cost to be $10,000 for the culvert.
Diana made the motion: Task Ethridge Property Management to perform an assessment of the storm drain and culvert at Innerarity Point Road and North Shore Drive and get an estimate to fix.
Virginia seconded the motion
Motion passed with 6 in favor (Brooke, Virginia, Diana, Charlene, Janet, Peg), 1 Absent (Joe)

Brooke to ask firefighter friend if they can use hoses to blow out the culvert under Innerarity Point Road.

vi. Development – no report

d. Treasurer Report (Janet to send Brooke the file to include)

Impact Fee Refunds: Peg raised a concern around the board's ability to refund based on the current budget. Janet reported that savings can be identified in the current budget to allocate back to the road reserves after refunds have been issued.
Janet reported there is likely to be approximately $5,000 fiscal year-end balance which can be used to cover the road funds required to issue refunds. Savings can be identified as follows:

Grass and Mowing - $2,200 excess
Greenway Improvements - $3,000 excess
Landscaping - $3,000 excess

Board is concerned with process of notifying recipients of refund, issuing refund, absolving any future claims, and limiting liability on books.

Diana made the motion:
To direct Etheridge Property Management to credit approved Impact fee refunds to the affected homeowners' active accounts and issue a letter to each affected homeowner notifying them of such and informing them that they may request a check, if they so choose, for any outstanding balance.

Virginia Seconded the Motion
Vote: 5 in favor (Brooke, Virginia, Charlene, Janet, Diana), 1 Against (Peg), 1 Absent (Joe)

Ray Moody Spoke regarding reserve account. The Covenants and Bylaws say nothing of substance regarding reserve accounts. The Florida Covenants and Statues governing home owner associations has been updated in the past few years. Title XL, Chapter 720 specifically refer to the ability to identify pooled reserves. Pooled reserves is the concept of not identifying separate accounts for each reserve need, but identifying those reserves on the books. The Road reserve account should be updated on the budget sheet to reflect "Roads & Contingency." The statue also notes that the Membership MUST vote to take funds from the reserve account. Ray will print updated Florida Covenants and Statues for the binders.

Virginia made a motion to approve the naming of the pooled reserve account as the Roads & Contingency Reserve.

Peg seconded the motion

Motion Passed: 6 in favor (Brooke, Charlene, Peg, Janet, Virginia, Diana), 1 Absent (Joe)

e. Other Business
f. Old Business
g. New Business
    i. Identify new attorney for island – Tabled for June meeting
    ii. Committee to develop new Covenants for the island – Tabled for June meeting
    iii. Next meeting June 2013
h. Adjourn
    Diana made motion to adjourn
    Virginia seconded motion
    Meeting was adjourned

Virginia Moody, President

Minutes submitted by: Brooke Agers, Secretary
Minutes approved by Board of Directors: