Innerarity Island Association, Inc.
Board of Directors Special Meeting Minutes
March 10, 2013

I. Call to Order – 4:07 p.m. at the Clubhouse at Perdido Bay Country Club. Quorum was met.

II. Attendance:

A. Board Members: Virginia Moody, Diana Schaefer, Charlene Schultheis, Peggy Gilmore, Janet Rustchak, Brooke Agers
B. Others Present: Jason Schaefer, Ray Moody, Donna Tinker, Leigh Dawkins, John Fennel, Tom Stanmore, Glenn Barbee, Ken Bolton, Jamie Gainey

III. Special Agenda

A. Primary Impact Fee:

Diana Schafer provided an overview of the impact fee situation and history for all present. The timeline discussed was as follows:

December 8, 2003 Annual meeting approved a primary impact fee of $500
January 2004 Collection of impact fee was begun
January 2006 Control of the Island Association was turned over to the homeowner board
December 2006 Annual meeting rejected an increase in the impact fee to $1,500
2008 Board of Directors raised the existing primary impact fee to $3,000 and instituted a secondary impact fee of $500
December 2012 a homeowner requested a refund of the secondary impact fee citing the board's inability to institute the fee

Discussion:

Ray Moody noted that he paid the primary impact fee of $500 in 1998 and he thought it had been in effect for at least 20 years

John Fennel reviewed the attorney's correspondence (Suzanne Blankenship); he feels it is not official in scope or documentation. He recommends hiring a true litigation attorney to review the history and make a legal decision/recommendation. He suggested a committee of past presidents to find a specialized attorney.

Ray Moody adds that in 2008 when the Board of Directors passed the increase, not all were in agreement.

Charlene Schultheis reviews a proposal from some board members: Keep a $500 impact fee, refund $2,500 to those who paid $3,000.00 (3 homeowners) Remove the secondary impact fee of $500 and refund to 11 homeowners.

Ray Moody added that he spoke with Dean Dennison. Mr. Dennison does not recall any issues with the $500 impact fee. Dean Dennison reached out to Steve from Shell-Flemming law firm. Steve does not recall any issues either. Ray Moody will try to secure paperwork showing he paid the impact fee in 1998 to show precedence.

Glenn Barbee recommended that the Board review other law firms, potentially Shell-Flemming-Menge who wrote the initial covenants.

MOTION made by Peggy Gilmore:

Reduce the Primary Impact Fees to $500 and refund $2,500 to each of the three (3) property owners who paid the $3,000 fee.
VOTE 5 For 0 Against with Diana Schafer abstaining

DRAFT

B. Secondary Impact Fee: The state of the secondary impact fee was discussed. All board members in attendance agree it should not be charged

MOTION made by Peggy Gilmore:
We ratify the Board of Directors previous decision to discontinue the collection of the $500 secondary impact fee as discussed at the Board meeting October 7, 2012 and refund the $500 fees previously collected from the eleven (11) property owners who paid it.
VOTE 5 For 0 Against with Diana Schafer abstaining

C. Fines/Assessments: It was reported that two (2) homeowners paid assessments of $500 as levied by the Board. One homeowner's bill shows the fine, but that fine has not been collected and Ethridge Property Management has been asked to remove the fine. It was decided that no action will be taken. Review of the Florida statutes and the process required to levy fines will be tabled for discussion at April Quarterly Board meeting.

D. Covenants: Janet Rustchak requested discussion on changing the covenants. The topic was tabled for discussion at the April Quarterly board meeting.

E. Accounting for Payment of Fines: The board will review the amount of repayment necessary with Ethridge Property Management and consult with legal counsel, as necessary, before issuing checks for Impact Fee refunds.

F. Garden Club/Gate Beautification: Donna Tinker presented a Garden club proposed budget (Attachment 1) for approval to the board.

MOTION made by Diana Schaefer:
Authorize the Garden Club to spend $2,000 as outlined in the proposed budget.
VOTE 6 For 0 Against

IV. **Adjourn:** There being no other business, Janet Rustchak moved and Peg Gilmore seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 5:32 p.m.

Virginia Moody, President

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

DRAFT

Garden Club Proposal for Gate

	Estimates
1. Irrigation extension	$150.00
2. Relocation of knock out roses	Volunteers
3. Relocate Sign to right side	Volunteers
4. Treat Weeds (Cost of Round-up)	_____
5. Place edging and define beds	$50.00
6. Plant new plants	Volunteers
Azaleas Encore 8@ ($15.00 ea.)	$120.00
Move Sago's from Tinkers	Volunteers
Lorapetalum Trees 2@ ($40.00ea)	$80.00
Variegated Pittosporium 6@ (40.00ea)	$240.00
Mhuley Grass Pink 5@ ($7.00 ea.)	$35.00
7. Plant Sod (labor & delivery by volunteers)	$500.00
8. Mulch (soil amendments) spread by volunteers	$240.00
9. Mowing budget for sod	_____
10. Lighting (no budget for lighting as this is being handled separately)	
11. Accent Plants: Aztec Grass 18 @ (1.70ea.)	$32.90
Ferns (Free) Yellow Ginger ($22ea.)	
Firepower Nandina, and Rosemary	
12. Miscellaneous Fees (taxes, overage, etc.)	$552.10
	Total $2,000.00

DRAFT