NOTE: THESE ARE UNAPPROVED MINUTES ONLY. THEY WILL BE REVIEWED, POSSIBLY AMENDED AND APPROVED AT THE NEXT BOARD MEETING.

Innerarity Island Association, Inc.
Board of Directors Meeting
January 6, 2013

I. **Opening**: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4:03 pm on January 6, 2013, at 5950 Red Cedar by Virginia Moody. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

II. **Attendance:**

A. Board members present/absent: Previous Board members: Glenn Barbee and Ken Bolton. New Board members: Peg Gilmore, and Janet Rustchak. Continuing members: Virginia Moody, Diana Schaefer, Joe Ward, and Charlene Schulteis. Committee Chairs: Vann Goodloe.

B. Others present: Steve Gray and Dave Rigdon.

III. **Guests requesting to speak:**

A. Diana Schaefer on behalf of Jason Schaefer: Diana presented a Volunteer Partnership opportunity wherein the NATTC Air Department proposed to perform work on the Island in exchange for a letter attesting to volunteer work performed. Work to be performed could relate to pushing back overgrown vegetation on right of ways, trimming new tree growth in greenways, and other labor. The Association would need to contribute the cost of gas for equipment and any hauling or dumping fees necessary. Joe Ward motioned to accept the proposal; Glenn Barbee seconded. The motion passed unanimously. Diana Schaefer will facilitate the work under and at the direction of the Mowing Committee.

B. Dave Rigdon: Dave Rigdon approached the Board in reference to his December 12, 2012 letter to the Board of Director's President. He requested a refund of the Secondary Impact Fee of $500 he paid in December 2011 for work performed on his property. His position was that the fee was not put forth in the Covenants and therefore should not have been charged. Peg Gilmore and Diana Schaefer agreed to research the issue, speak to the attorney, and provide a response to Mr. Rigdon within three (3) weeks.

IV. **Approval of Minutes**: Virginia Moody moved to approve the minutes of the November 26, 2012 Board of Directors meeting with Joe Ward seconding. Motion passed unanimously.

V. **Replacement of Board Member:** Roderick Powell resigned his position as a member of the Board of Directors, resulting in an open position. Janet Rushchak was identified as an alternate during the elections held at the 2012 Annual Meeting. Peg Gilmore motioned, and Joe Ward seconded, to accept Janet Ruskchak into the open position on the Board. The motion passed unanimously.

VI. Election of Officers:

A. President: Charlene Schulteis nominated Virginia Moody for the position of President; Ken Bolton seconded. There being no other nominations, the motion carried by acclamation.

B. Vice President: Diana Schaefer nominated Joe Ward for the position of Vice President; Ken Bolton seconded. There being no other nominations, the motion carried by acclamation.

C. Secretary: Diana Schaefer nominated Brooke Agers for the position of Secretary; Joe Ward seconded. There being no other nominations, the motion carried by acclamation.

D. Treasurer: Virginia Moody nominated Janet Rustchak for the position of Treasurer; Diana Schaefer seconded. There being no other nominations, the motion carried by acclamation.

VII. Election of Mandated Committee Chairs:

A. Nominating Committee Chair: **Virginia Moody nominated** Peg Gilmore for the position of Nominating Committee Chair; Joe Ward seconded. There being no other nominiations, the motion carried by acclamation. James Buttram and Tom Bender were appointed as members of this committee at the 2012 Annual Meeting.

B. Architectural Control Committee: Janet Rushchak nominated Diana Schaefer for the position of ACC Chair; Peg Gilmore seconded. There being no other nominations, the motion carried by acclamation.

VIII. Election of Ad Hoc Committee Chairs:

A. Gate: Diana Schaefer nominated Joe Ward; Janet Rustchak seconded. There being no other nominations, the motion carried by acclamation.

B. Beautification/Community Park/Picnic: Peg Gilmore nominated Virginia Moody: Charlene Schulteis seconded. There being no other nominations, the motion carried by acclamation.

C. Roads**:** Peg Gilmore nominated Vann Goodloe: Diana Schaefer seconded. There being no other nominations, the motion carried by acclamation.

D. Development: Diana Schaefer nominated Joe Ward; Peg Gilmore seconded. There being no other nominations, the motion carried by acclamation.

E. Right of Way and Greenway Mowing: Virginia Moody nominated Ken Bolton; Joe Ward seconded. There being no other nominations, the motion carried by acclamation.

IX. Committee Reports:

A. Architectural Control Committee**:** Diana Schaefer reported Dick Wetzel stepped down from his position with the ACC and Ramsey Greene has joined the Committee. Additionally:

1. 5950 Red Cedar – Ray Moody: Plans to build natural wood arbors on the east and west end of their back patio were submitted and approved.

2. 16322 North Shore Drive - Frank Berko: Plans and regulatory approvals were submitted to build a pier on their property. As the covenants do not address such for that property (only the Innerarity Shores C&R's address docks), Mr. Berko was advised he may proceed. The work will be done from a barge and therefore no impact will occur to the roads.

3. 16620 Seascape Street – Carsten/Pindell: The Committee approved removal of the tall pines on the property. There are some small old oaks at the back of the property that will be retained and landscaping will include trees. The shape of the lot is such that the house, pool and deck will cover the majority of the lot. Significant quantities of fill dirt have been brought in to raise the elevation of the lot.

4. 16359 North Shore Drive – Martha Desposita: A request to remove two trees from the property is currently under review.

B. Gate Committee: Joe Ward reported he would be requesting the gate contractor to replace the light bulbs on the keypad so that the numbers can be seen clearly at night. Virginia Moody motioned and Diana Schaefer seconded that Joe Ward research lighting options at the gate to provide a safer environment for residents stopping to enter their gate codes at night. The motion passed unanimously. Additionally, Glenn Barbee reported that he and Ramsey Greene were researching several outdoor camera systems for the front gate and would bring a proposal to the next Board of Directors meeting.

C. Beautification/Community Lot/Picnic Committee: Virginia Moody reported the Committee was drawing plans for improvements to the gate area. The plans and proposals will be submitted to the Board of Directors for approval for review and approval prior to contracting or implementing the plan.

D. Mowing/Greenway Committee: Ken Bolton reported he would contact Mako Forestry to inquire as to why the clearing of the right of way on Innerarity Point Road did not include removal of trees cut down or grinding of the stumps, the existence of which impedes mowing. Additionally, the remaining positive flow greenways have been identified; Etheridge Property Management issued a request for bids to various companies.

E. Roads Committee: Vann Goodloe reported that no improvements to the roads would occur until 2014 as per the Master Road Plan. He also presented information showing zoning areas on the Island. Diana Schaefer reported that damage had been done to Seascape Street by dump trucks providing fill dirt to

the lot on which a home is currently being built. Vann advised the builder should be notified and that the most economical remediation may be for the builder to work with Southern Utility who also has repairs to make to the road based on their recent sewer work. Diana Schaefer will contact the builder on behalf of the ACC.

F. Development Committee: No information to report.

G. Nominating Committee: No information to report.

X. **Treasurer Report:** See report at Attachment I. Diana Schaefer motioned to accept the Treasurer's Report as presented. Peg Gilmore seconded and the motion passed unanimously.

XI. **Other Business:**

A. Quarterly and Annual Meeting and Picnic dates: The quarterly meeting dates were set as January 6, April 7, June 23, and October 6, 2013 at 4:00 p.m. The annual meeting will be held December 3, 2013. The Community Picnic will be on November 2, 2013.

B. Contact List: Diana Schaefer gathered the requisite information for the IIA Organizational Listing which will be provided to all Board members and posted on the Island website.

C. Island Directory: Virginia Moody reported efforts to create the Island Directory remain in progress as information is still being gathered.

D. Flag Pole: During the 2012 Annual Meeting, the proposal for a flag pole at the front gate was rejected. As such, Virginia Moody reported the $1,425 donated to this purpose would be returned to homeowners. Checks not yet cashed were returned. Donations already deposited were returned via a credit to the owners annual dues.

XII. **New Business:**

A. Covenants for the Island: During the 2012 Annual Meeting, the proposal for creating a Committee to review the Covenants and Restrictions was postponed until the 2013 Annual Meeting. In the interim, Diana Schaefer will have a document containing the consolidated provisions, as well as all the original documents, to the Island Website.

B. Association Historian: Peg Gilmore proposed to serve the Association by becoming the Association's Historian for the purpose of ensuring historical knowledge of Board decisions and rationale, beyond that which is included in the minutes of motions, be preserved and passed on to future Board members. As such Virginia Moody motioned that a Historical Committee be created and Peg Gilmore be appointed Chair of that Committee. Joe Ward seconded the motion and it passed unanimously. Peg will create a charter for the committee for presentation at the next Board of Directors meeting.

XIII. Adjournment: There being no other business, Diana Schaefer moved and Janet Rushchak seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 5:36 pm.

Virginia Moody, President

Minutes submitted by: Diana Schaefer, Board Member
Minutes approved by Board of Directors: _____

ATTACHMENT I
INNERARITY ISLAND ASSOCIATION, INC.
TREASURER'S REPORT

Line #			2013 Budget	2013 NOV YTD	2013 Balance
1	**Beginning Balances:**				
2		Operating Account	18432	18432	18432
3		Reserve (Savings) Account (& CD)	40560	40560	40560
4		Total	58992	58992	58992
5	**Estimated Receipts:**				
6		Dues	55000	260	-54740
7		Special Assessments & Late Fees	500	230	-270
8		Interest Income	25	2	-23
9		Road Impact Fee	3000		-3000
10		Reimbursements- Russell Bayou	700		-700
11		Total Receipts	59225	492	-58733
12	**Disbursements-Operating Costs:**				
13		Insurance	3500		-3500
14		Taxes	200	88	-112
15		Meeting Expense	200		-200
16		Legal Expense	3000		-3000
17		Miscellaneous Expense	2000		-2000
18		Postage	1200		-1200
19		Management Fees	8400	700	-7700
20		Island Social Events	550		-550
21		Right of Way Mowing	12000		-12000
22		Misc/General Maintenance	1500		-1500
23		Gate-Landscaping	5000		-5000
24		Gate-Telephone	880	77	-803
25		Gate-Repairs	5000	606	-4394
26		Gate-Electrial	1200	80	-1120
27		Total Operating Costs	44630	1551	-43079
28	**Disbursements - Capital Improvements**				
29		Gate Camera System	2000	0	-2000
30		Community Park & Greenway Improvements	10000	0	-10000
31		Road Resurfacing	0	0	0
32		Total Improvements	12000	0	-12000
33		**Total Disbursements:**	56630	1551	-55079
34	**Net Operating Income**		**2595**	**-1059**	-3654
35	**Cash at End of Year/ Quarter**				
36		Operating Account	21027	17371	-3656
37		Reserve (Savings) Accounts	40572	40561	-11
38		**Total**	**61599**	**57932**	-3667
39					