Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

I. Attendance – Diana Schaeffer, Peg Gilmore, Virginia Moody, Ken Bolton, Ray Moody, Glenn Barbee, Vann Goodloe, Brooke Agers, Joe Ward
II. Call to Order – 4:14PM, Quorum Met
III. Meeting Minutes
    a. June – Virginia Moody motion to approve and Joe Ward seconded, vote all approved
    b. August – Joe Ward motion to approve Aug minutes, Brooke Agers second, vote all approved
    c. Brooke Agers to remove watermark on both and email to EPM for website
    d. Brooke Agers to print, sign and bring to Virginia Moody to mail to EPM

Gate Security presentaion.pdf

IV. Camera System – Glenn Barbee presented camera system demo.
    a. Virginia Moody motion to create Gate Camera Maintenance committee, Peg Gilmore seconded- all approved - Glenn Barbee as chairperson and he will write charter.
V. Election of new Board Member
    a. It is okay to function without replacement for Janet Rushchak, Treasurer (resignation Sep 2013) until new elections, because there is a quorum without her.
    b. Joe Ward is serving the second of his 2, back-to-back two year terms.
VI. Committee Reports
    a. **Roads** – No projects were approved or completed, 2014 N Shore Rd South. Price may change as estimate was old, but will work to keep cost down. [See Appendix A for full report]
    b. **Garden Club** – See Appendix B
    c. **ACC Committee** – See Appendix C; Peg Gilmore raised a question regarding cleaning of the culvert that runs under North Shore Road near the Allen construction. Apparently a bid has been received to clean both culverts, the Allen culvert at a cost of $3000+. The fire department will be contacted to see if they will clean it out for us.
    d. **Nominating committee report** – (Chairperson and 2 or more – Peg Gilmore, Tom Bender, and Ray Moody) After the message about meeting removed, sign should be updated to: To volunteer for IIA BOD, please call 456-0457 also Include in picnic letter asking for volunteers [See Appendix D] Teresa Clark will be contacted by Brooke Agers. Ray Moody will contact Vann Goodloe and Paul Leardi. Peg Gilmore will contact Jane Kammer. Virginia Moody will include request for volunteers to serve on the Board in her Annual Meeting Announcement letter. Virginia Moody will contact Dale Boyd and have him post the following message on the entrance sign: Volunteers needed for Board of Directors. Please call Peg at 456-0457.

DRAFT

Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

a. **Greenway, Beautification, Mowing and Picnic Committee** - The remainder of Greenway clearing was completed on May 7th, 2013 with the clearing on NSR and IPR west to the Bay and another on NSR and RC. Payment was distributed to Mako in the amount of $7,000 on May 9th. There may be one last positive flow greenway which should be addressed in 2014 located also on NSR. Mike Gray was approached to mow the Greenways to ensure overgrowth does not get out of hand. This should take place at least twice a year at an agreed cost of $1,000 per cutting. The 1st cut was completed on May 6th at the cost of $1,000. We should again plan to have these GW's cut sometime around Sept/Oct. Mike Gray continues to be the choice for right of way mowing, Mike has just completed the 4th r-o-w mowing/community park for 2013 on Sept 3rd and payment was requesting in the amount of $850.00. The budget allows for 6 r-o-w mowing per fiscal year, however I'd like to combine the 5/6th mowing into one and complete sometime close to Oct end.

b. **Gate Committee** – Joe Ward reported the equipment at gate is old. We need to start putting money aside to replace equipment. Accuators, phone system etc. are all old (all supporting mechanisms) Joe Ward will get quote from Mike. 2017 per budget may be too far in the future, equipment may fail sooner.

VII. Other Business

a. Finance Report – New board members have no continuity, it is hard to deal with issues – could have a Finance Committee who works for Board/Treasure and they would review books and records with EPM and be available to the Treasurer . Ray Moody volunteers and Glenn Barbee will assist. Ray Moody met with bookkeeper at EPM – found $700-800 related to gate, but misclassified. Insurance bills appeared high. EPM is getting estimates for better pricing. Ray drafted a five year forecast for use by the board.

Five-year forecast {AS FORECAST ONLY, ESTIMATES}

IIA Forecasts.xls

b. Finance Committee - Peg Gilmore made a motion to create a Finance committee to function as the Treasurers' staff, Virginia Moody second – Create a Finance committee to function as the Treasurers' staff – all approved Ray Moody to write charter

c. Gate Camera Maintenance Report - Virginia Moody motion to create Gate Camera Maintenance committee, Peg Gilmore seconded- all approved - Glenn Barbee as chairperson, Glenn Barbee to write charter

d. Island Picnic Date – Saturday, November 9, 2013 BBQ will be served

e. Annual HOA Meeting – Monday, December 9, 2013 at 6:00PM, Virginia Moody to send agenda and last year's minutes to EPM to mail with letter

f. Next Board Meeting – Sunday, November 24 at 4:00 PM

VIII. Old Business - None

IX. New Business

DRAFT

Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

a. Joe Ward reported the Dennison family owns water and sewage system, if they decide to stop, we are stuck. County wants to take over ECUA, currently 5 individual utilities, possible use BP money to purchase utilities for out here from Dennison family? Joe Ward is working it, do we count as an environmental issue to qualify for BP funds.
b. Peg Gilmore is creating a document to outline secretary duties and processes. Peg Gilmore will email to Brooke Agers along with 2012 Minutes to be sent to EPM
c. Covenants – Suzanne Blankenship sent a letter to the Board regarding the expiration of the covenants. Ray Moody found some information that looks like they were renewed, but would like to meet with lawyer to review and ensure. Brooke Agers, Ray Moody and Virginia Moody to meet with Suzanne Blankenship to discuss issue.

X. Adjourn – Virginia Moody motioned for the meeting to adjourn at 6:45 PM, Joe Ward seconded the motion. All in agreement.

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Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

Appendix A: MASTER ROAD PLAN for Innerarity Island Association, Inc. September 2013 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 $	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	$2,950	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

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Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

Street	Length	Cost $	Year Repave
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.

7. No projects were approved or completed for calendar year 2013.

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 and collected.

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, September 2, 2013

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Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

Appendix B: Garden Club Report

The Garden Committee has completed the landscape project for the gate entrance and now is addressing the long term maintenance and care to maintain the landscape. It would be wonderful to hire the maintenance to professionals; however, we realize our budget constraints. So that being said, we are not professionals by any means but are willing to take on this project for the time being.

We will need to purchase some products to do this and someone will have to be in charge of storing the necessary chemicals.

Since this is a team effort and collaboration we would like to oversee any work or hiring of work at the gate entrance with changes to be made with our approval.

Al Dawkins has volunteered his time and lawnmower to mow and bag the grass which will save us some money. Our new grass does need to be bagged when cut because zoysia can have a thatch issue.

We hope the weeding and pruning will be done by garden club volunteers. This is approximately a 12 month projection for products. The items we need to purchase are:

Rose Food Vigoro 3 1/2 lbs.	$5.98
Palm Food 10 lbs.	$14.98
Lesco 50 lbs. 8-10-10 (shrub)	$31.98
Lawn Fertilizer	$50.00
Roundup 2 gallons	$38.00
Sevin 1 gallon	$49.97
Orbit Rain Sensor	$28.99
Soil 10 bags 3/4 yd. $2.29 per	$22.90
Master Mark Edging 40 yards	$31.97
Lawn Trash Bags	$18.36
Pine Straw Mulch 40 bales $3.50 per	$140.00
Lorapetalum (2) $8.00 per	$16.00

Total $449.00 plus $35.00 sales tax

Total $484.00

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Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

Appendix C: ACC Report to Board of Directors Innerarity Island Association, Inc.

Approved and Completed:

1. Stanmore - 16470 - IP Road - Clearing of trees

Under Construction:

1. Stoyer - 5768 Red Cedar Street - Addition

2. Allen - 16340 IP Road - New house

Requests in Approval Process:

1. Stanmore - 16470 IP Road - Removal of one tree in front yard

2. Lami - 5446 North Shore Road - Repaint house with color change

3. Loggins - 5430 North Shore Road - Install culvert under driveway

Pending contact from property owner:

1. Pudsey - 16314 North Shore Drive - New home construction

2. Windham - 5701 Red Cedar Street - New home construction

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Innerarity Island Board of Directors
Quarterly Meeting
October 6, 2013

Appendix D: Nominations Committee Report

Committee Chair: Peg Gilmore

Committee Members: Ray Moody and Tom Bender

Since James Buttram has left the island, Ray Moody agreed to fill his position as a member of the committee.

We will be replacing four board members:

One Year Term: Janet Rustchak

Two Year Term: Virginia Moody, Diana Schaeffer, Charlene Schulties

Continuing for one more year: Peg Gilmore, Joe Ward, Brooke Agers

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Andrea Wraalstad has agreed to run.

Dave Rigdon and Herb Cann have not responded yet.

Charles Trowt declined to run.