Innerarity Island Association, Inc.
Board of Directors Special Meeting Minutes
August 15, 2013 - FINAL

I. Call to Order – 5:35PM at 5950 Red Cedar Street. Quorum was met.

II. Attendance:

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

B. Others Present: Andrea, Ken Bolton

III. Agenda & Discussion

ACC Items:

Tree removal
Bob King requested trees dead in the greenway and close to falling on property. Does IIA Board have to cut? Who is responsible? Owner has offered to have someone remove the trees for $200 – trees will have to be cut down, cut up and lined on curb ready for the yard trash. Virginia will reply that he can cover, but the IIA can't cover.
Ask insurance company – if a dead tree falls on a home, are we liable?

Flooding Driveway
Driveway redone to have pipe underneath so as to not have a puddle? Peg recommended a company and responded with approval. Has to be finished culvert on each side.

Infrastructure Discussion:

Cfldc.com/HOA_infrastructure.html
Describes infrastructure – reviewed by Janet
Preservation of streets, storm water systems and ponds and sidewalks are the chief focus.
Janet requests creation of a committee
No history was received from Dennison that we took infrastructure in a 'good' state
Dennison came back after the fact and provided charts covering drainage system built into the island and greenways
David Mimms is knowledgeable on the greenways and water handling – Virginia has tried to encourage
Janet has document list online
Potentially Stoyer can help with infrastructure committee because he is a retired CE.
Review of spreadsheet from Van Goodloe - spreadsheet left out some significant expenses that the IIA will incur each year. Van was not here to review. Potentially Van pulled out anything that was 'discretionary'
Need a budget sheet comparing current and future projections
Van's numbers on road resurfacing are accurate based on master plan

Accounts from refunds look like they were refunded $3,000 instead of the $2,500. Virginia to check with Amber on the refunds that have been issued.
Glenn used 2012 actuals to project 2013 budgets – he added notes with respect to the mowing and greenways budget.
Culvert problem can wait until after the roads are repaved.
Culvert issues

IProad
N Shore Drive near Barbie's house – lot is collapsing into the culvert
Janet proposes we hire a civil engineer to do assessment of the infrastructure and then present with anticipated costs at the annual meeting in December.
Need to focus on the roads and drainage first. Peg recommends a special assessment instead of dues. Need to look at the FL statutes for a special assessment. Peg recommends we start process prior to the annual meeting.
Need all culverts inspected

Virginia – Motion Virginia to contact a civil engineer to provide an estimate to review the current state analysis and future costs of the greenways, drainage culverts, and roads. Observed deficiencies, detailed recommendations and remedial work based on deficiencies. Virginia to send an email to board with estimate for approval.
Second: Janet All Approved

Janet to reach out to Ken, Vann and Dave Rigdon to form a committee to work with civil engineer.

Nominating committee – Peg writing letter and put in mail box.

Andrea volunteered her husband Gary for the ACC.

Adjourn 6:58

Next meeting October 6

Virginia Moody, President

Signature: _____

Minutes submitted by: Brooke Agers, Secretary

Signature: _____

Minutes approved by Board of Directors on 10/6/2013