DRAFT

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

Minutes
Innerarity Island Association, Inc.
Board of Directors Meeting
April 6, 2014

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4:03pm on April 6, 2014, at the 5830 Red Cedar Street by Brooke Agers, President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Board members present: Glen Barbee, Peg Gilmore, Leigh Dawkins, Donna Tinker, Brooke Agers, Joe Ward and Ray Moody

Board members absent: None

Others Present: Steve Grey, John Fennell, Tom Bender and Martha Desposito

Visitors Comments:

Tom Bender and John Fennell attended to offer their input regarding the outbuilding at 5801 Red Cedar and referred to the 9-30-07 BOD meeting at which a motion was passed to send a letter to owners since their property was for sale) reminding them of their obligation under the compromise to remove the detached building when the property was sold or rented. Brooke Agers said that the sale was a short sale through a bank and that the fact that the building was outside the covenants was communicated to the closing agent. A motion by Glen Barbee and seconded by Joe Ward to enforce removal at the end of the one-year current lease or when renter vacates, whichever comes first, passed unanimously. Brooke Agers will direct EPM to send a letter to the current owner (who is active duty military in German) to inform him of our action.

Tom Bender also attended to offer his input regarding the auction. The entire corner will be auctioned. Per Glen Barbee the original plat gave this property access to North Shore Drive. However, the County decided that North Shore Road was inadequate to handle any increase of traffic and this property was denied access to North Shore Drive. Brooke Agers will direct EPM to locate a previous letter written addressing this subject so a similar letter can be sent to Auctioneer.

Steve Grey, our mowing contractor, asked for direction regarding mowing schedule for this year. A motion by Donna Tinker and seconded by Peg Gilmore to go with the same schedule as last year but with one additional mowing carried unanimously.

Martha Desposito appeared to present the following an update on the Revitalization effort.

The attorney is checking to see if the legal descriptions can be conveyed to owners by disk rather than paper due to sheer volume.

Regarding the ByLaws:

1. ByLaws have to be changed to meet current Florida statutes prior to Revitalization of Covenants.
2. All redundancies were removed.
3. Our Attorney also recommended changing the term of officers to one year because of the possibility of any change to the number of directors could conceivably result in a Director's term being cut short which could then result in a suit by that Director. A motion by Peg Gilmore and seconded by Glen Barbee to change the term of Board members to two years failed with Peg Gilmore, Glen Barbee and Donna Tinker voting for and Leigh Dawkins, Ray Moody, Joe Ward and Brooke Agers voting against.
4. A motion by Ray Moody and seconded by Joe Ward to accept the ByLaws changes as recommended by our attorney carried unanimously.
5. The Bylaws have to be approved before sending the Revitaization package to state which will require a Special Meeting which will be held at the PBMCCC on April 28, 2014, at 6:30pm. This meeting requires a seven days' notice. Brooke Agers will handle booking of room and notices and posting the revised ByLaws with red markings to the Website. The notice will refer owners to Website or direct them to request a hard copy.

Regarding the Covenants:

1. The Covenants were changed to be consistent with Florida state law.
2. Conflict between interest rate in ByLaws (18%) and Covenants (9%) was resolved by changing ByLaws to 9%.
3. Legal description removes townhouses and Russell Bayou but leaves everything else in tact.
4. All signed Joiners will go to Martha who will review (in an attempt to keep costs down) prior to delivery to our attorney.

A motion by Joe Ward and seconded by Donna Tinker to accept the revised Covenants carried unanimously.

Approval of Minutes: Donna Tinker moved to approve the minutes of the 1-11-2014 meeting, with Leigh Dawkins seconding. Motion passed unanimously.

Officer's –

President Report - None
Treasurer Report – See Finance Committee Report
Secretary Report - Peg Gilmore, Secretary, presented the following report.

Kyle Roberts of 5597 Innerarity Circle stated at the last annual meeting that he had paid two impact fees of $500 each. He later reiterated this to Brooke Agers.

I reviewed the History and found that on 7-12-2009 the BOD passed a motion to assess a second impact fee of $500 for the continuing construction.

I asked EPM if this had ever been paid. They said that it had not.

I called Mr. Roberts and explained that I was researching the possibility of his being due a refund and asked if he had paid the second impact fee. He confirmed what EPM told me: he did not pay and second impact fee.

Committee Reports:

ACC Committee – See Attached

Finance Committee – See Attached.

Discussion – We have to be careful of new projects due to attorney fees being more than anticipated.

Gate Committee – Joe Ward reported that the outgoing gate is fixed. The gate is so old that parts have to come from California, hence the one-week delay in getting it fixed.

Roads Committee – See Attached

Gate Camera Maintenance - Glen Barbee reported that a power outage tripped the breaker. Breaker has been reset and timer will be reset when sunshine coincides with Glen's availability.

Community Lot & Gate Beautification Committee -

Leigh Dawkins - we are happy to report that the gate entrance beautification project is complete. Our new split rail fence was installed by Kip Tinker and Al Dawkins and looks beautiful and is serving the purpose of preventing vehicles driving across our lawn and sprinkler system. Thanks to Kip and Al for your hard work!

Discussion: Leigh introduced the topic of improving the Community Lot. She presented pictures showing how ugly it is and how it could be improved, including:

1. Split rail fence across front
2. Concrete picnic tables for which an anonymous donor has offered $1000
3. Concrete walkway from road to dock
4. Parking pad

The matter was table until next meeting.

ROW, Greenways & Community Park Lawn Maintenance Committee – No report

Nominating Committee – No report

Picnic Committee –On hold

History Committee – No report

Old Business:

1. Committee identification, descriptions and charters – Peg Gilmore reported that the current committees are as listed above under Committee Reports. She could find no charters for Finance, Covenants Revitalization, Gate, Nominating or History.

2. Military volunteers – The Board decided to no longer use the volunteers because the work involved in taking care of them was more than anyone wanted to handle (scheduling, overseeing, feeding, etc.) in addition to their being more needy neighborhoods who could use their help. Ray Moody will convey to Virginia Moody.

3. Community Lot brick path – See discussion under Community Lot & Beautification.

4. Front sign strips for letters – Since the sign at the gate was falling apart is was removed and replaced with the one from the Community Lot. An attempt to fix the old Styrofoam sign will be attempted but there is low optimism is low as to whether this can be accomplished. Modifying the wooden sign to accept the slide-in letters is being explored.

5. Claim against BP for disruption of use of Community Park – Joe Ward reported that BP claims are now against New Horizons. Glenn Barbee will follow up.

6. Red Cedar Shed – See above discussion under Visitor's Comments.

7. Repainting poles at entry – Vann Goodloe will repaint with white paint.

New Business:

1. IIA Development Corporation water – Gulf Breeze is taking over billing. Upcoming county meeting is schedules to discuss pursuing property owned by Dennison's. Joe Ward will keep the Board apprized.

2. Etheridge Property Management point of contact – With the resignation of Amber Carr, Ray Etheridge will be our point of contact.

3. Speed bump on North Shore Drive - Brooke Agers will talk to Vann about painting white markings on the street.

4. Greenway Committee Chair – A potential committee chair volunteer Mike Pitinger, did not respond to overtures from Ken Bolton. Ray Moody will check with Ken Bolton to se if he will continue as Chair. If that fails, he will contact Kip Tinker to see if he would consider the job.

5. Website – Brooke Agers will look into gaining access to the Website to ensure that postings are up to date.

6. Directory – Virginia Moody and Andrea Wraalstad would like to include Revitalized Covenants in the handbook so they will hold off publication until that project is completed.

Adjournment: There being no other business, Glen Barbee moved and Joe Ward seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 6:51 pm.

Submitted by: Secretary Approved by: President

ACC Report to
Board of Directors
Innerarity Island Association, Inc.
April 6, 2014

Committee Members: Leigh Dawkins, Ramsey Greene; Dave Rigdon; Gary Wraalstad

Approved:

1. Agers – Red Cedar – Change beige windows to white to match other existing white windows

2. Allen – 16340 IPR – Remove two trees: one dead and one impinging on foundation

3. Mike Pitinger – 16320 IPR - Remove two trees: one dead and one impinging on driveway

Under Construction:

None

Completed:

1. Stoyer - 5768 Red Cedar Street - Addition

2. Allen - 16340 IP Road - New house

Pending contact from property owner:

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

Peg Gilmore, Chair

Finance Report April 6, 2014

Cash balance @ 3/31/14 $53,275
Paid Roads Inc. in March 42,947
EPM paid Hiles-Mcleod Insurance bill of $840 twice. Refund is in process.
Unpaid assessments @ 3/31/14 11226 (vs. $11,443 @ 3/31/2013) Reminder statements mailed 2/25
Legal fees:

Coastal Law	10/13/2013	712	Meeting with Brooke,Peg, Virginia and Ray also draft letter to owners
Coastal Law	11/25/2013	650	MRTA issues and board notice
Coastal Law	12/23/2013	1000	Prepare for and attend annual meeting
Coastal Law	1/27/2014	1700	Work on MRTA project
Coastal Law	2/26/2014	4484	Work on MRTA project
		8546	

Total cost will probably be $15,000-20,000.

Road Committee Report April 6, 2014

1. The resurfacing project for North Shore Road has been completed and I have confirmed that Roads, Inc. is in receipt of full payment.
2. The RED posts at the gate entrance will be repainted WHITE as recommended by the Landscaping Committee.
3. The OUTBOUND gate has been stuck open for more than one week.
4. Leigh contacted me about Community Lot improvements and the following applies:
   a. Resurfacing of the parking area in front of the Lot with asphalt is estimated to cost $6,000 and would provide one handicap spot and ten (10) regular parking spots. Area size to be resurfaced is 18' X 110'.
   b. Installing an asphalt access strip (4' X 162') from the road to the dock for handicap access is estimated to cost $2,000.
   c. If handicap access is installed, a wooden ramp would be needed for the dock.
   d. This is an "unbudgeted" item to accomodate one handicap person we know of.
   e. The Community Lot receives minimum use.
   f. Given our austere budget, minimal annual dues and higher priority items, recommend it not be funded or moved to the outyears for funding.

Vann Goodloe
Chair, Road Committee