

# INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

## 2022 ANNUAL OWNERS

### & Special Assessment, Meeting Minutes

Monday, December 5, 2022

Perdido Bay Community Church

13660 Innerarity Point Rd. at 6:00 p.m.

- A. Chad Linkous called the meeting to order at 6:04 p.m.
- B. Calling of the Roll & Certifying Proxies, 47 proxies 67 owners present, 114 total.  
Proof of Notice of the Meeting, affidavit annual meeting was properly noticed was presented
- C. Approval of 2021 Annual Meeting Minutes, Gary motioned to approve, Rich 2<sup>nd</sup> the motion, all in favor.
- D. 2022 Financials, Rich Dewey outlined the income and expenses for year end 10/31/22
- E. 2023 Budget Proposal; Discussion  
Rich Dewey outlined the proposed budget proposal breaking down the expenses in categories of Regular occurring expenses, and line items # 40-45 additional items projects proposed.
- F. Report of Officers, as outlined in committee reports below.
- G. Update on Amendments to the Covenants & Restrictions, in process of review by attorney, The Board of directors have spent hours on the re-write, with the hope to present tonight, however the Association attorney is still in review of the documents. The board's goal is to have a Special Meeting in Spring 2023. Townhall meeting will announced owners will have a "say" in the CCR's proposed amendments. Draft copy will be made available on the II Website.
- H. Committee Reports:
  - a. Gate, many questions asked, regarding proposal to change to closing entry gates, maintenance cost will increase most likely, slower operation to open and close, causing back ups at entry and exiting.  
Changing gate type, board members that volunteer to do the repairs, depending on the damage will need the gate company to do the repairs.  
Patience at the gate is pertinent.  
Rich discussed to owners how the gate works and codes, tailgating entering and exiting.  
Gate is very busy, 400-600 gate openings per day.  
Board members have been instrumental in making the repairs immediately after damage, immensely shortening the down time.  
  
Rich presented types of gates and costs, options such as: Slide gate & swing gate. The current gate is used during busy period during day, then the swing gate operational during the not as busy time, evening, and weekends.

Many owners spoke, stating thoughts to keep the current gate arms, camera system, & Rich compensated for the work he is doing. Rich stated he does not mind doing this volunteer project for the gate, much appreciated expressed from owners.

Rich stated a spare gate panel would be helpful to have on hand, storage of panel is needed.

Regarding the Street signs that were stolen, the offenders were arrested today, 12/5/2022. Innerarity Island will prosecute to fullest extent, they did have code from a resident selling item.

Owners' codes, subs should be buzzed in through the call system, limiting who owner gives codes to. Noted, it is Felony charge is you drive thru the gate.

Owners expressed thank you to board members that work on weekends, multiple hours, on drainage projects, replacing signs, etc. The cameras at the gate were instrumental in solving who stole the street signs and then the diligence of board members to track truck down.

b. Seascape, Conservation Update

Questions asked by owner, Seascape Conservation FL, Chad explained the process with county and the status, goal is to complete the settlement with county in the coming months.

Area use was discussed, for items to benefit residents, options with favor for the county.

Dennis Geary stated the next process with county, presentation video being sent to commissioners, then a vote in commissioner meeting, encouraging all owners to attend in support of the Seascape Conservation area.

c. Drainage and Greenways, Brian Kershaw overview project for year and much was accomplished, contractor that was hired has done a good job and drainage on the island is improved immensely. Owners and board expressed appreciation for Brian his hard work and board noted this is important for drainage and help reduce flooding in the next big rain event.

d. Emergency Plan, FEMA right of entry is on file and will be updated annually.

Any volunteers please contact Brian. CAT 2-3 Hurricane will have enormous effects to area, residents are encouraged to vacate the area, flooding is a serious concern.

Causeway question asked, county indication is they are not going to raise the causeway.

e. Roads, Plan Adjustments; Road fund, to repave all roads at this time would be approx. \$800K, roads that need to be paved in coming years. At some point in time this plan will need to be planned in phases. 2026 is most likely the next large road project.

f. Island Beautification, Landscaping by townhomes, feasibility studies on N. Shore Drive utilities are being conducted. By end of March, Townhomes should be completed.

g. Community Park, Will York update on the project, Pavilion added, landscaping and pest control, no more ant hills. Pickleball court idea, concrete slab, 2 new swings, grassy areas; multiple purpose use on the court. Access to water question, dock with rail for water access.

h. Architectural Control Committee, Will York and Committee, report on the 2022 ARC request 20 new homes, 4 additions, 15 pools, 28 fences, 23 tree removals, (take down tree, replace a tree) Change color of home, siding, driveway space, 2 Flynn Built under construction, walk through 2 weeks from today, closing end of Dec.

- i. Presentation of Proposed 2023 Budget, Proxy votes were tallied, and owners present voted by show of hand, vote as per proxy provide, Option A was passed.

Dues for 2023, \$430.00 / #242 improved lots, \$250.00 undeveloped lots, #125

Special Assessment Vote, Options A, B or C.

OPTIONS

Passed A. Pickle Ball Court added to the Community Park and Raised Beach Walkway (148 ft) added to the end of Red Cedar to walk to the end of the Island Beach. No One-Time Special Assessment required to Budget.

B. New Gate for the front entrance. No Pickle Ball or No Beach Walkway (148ft) added to this option. One-Time Special Assessment of \$97.00 for all Properties on the island to be paid on June 1, 2023.

C. New Gate for the front entrance, Pickle Ball Court in the Community Park and Raised Beach Walkway (148 ft) added to the end of Red Cedar to Walk to the end of the Island Beach. One-Time Special Assessment of \$143.00 for all Properties on the island to be paid on June 1, 2023.

Approval of 2023 Budget, Rich Dewey motion to accept, Kelly Gontarski, 2<sup>nd</sup>, all in favor.

Vote on Special Assessment Vote

A. 51

B. 0

C. 38

- I. Acceptance of Nominations for 2023 Board of Directors  
Documents allow for at least 3, up to 9 board members

Brady Barton

Gary Carmack

Rich Dewey

Kelly Gontarski

Skip Hull

Brian Kershaw

Chad Linkous

Ryan Rollins

Will York

- J. General Discussion (open forum)

Request by owner, AJ Brown to investigate Dock association and build pier with slips to be owned and association set up by the slip owners. There is a detailed process through DEP and Wetland Sciences, understandably a process that must be done.

A separate association to be developed with II Board and owners' approval. To be investigated.

- K. Adjournment at 8:06