

# INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

## Notice of the 2023 ANNUAL OWNERS & Covenant Restrictions Amendment Vote

Monday, December 11, 2023  
Perdido Bay United Methodist Church  
13660 Innerarity Point Rd. at 6:00 p.m.

- A. Call meeting to Order, Chad Linkous, President called meeting to order at 6:09 p.m.
- B. Welcome Introductions, 2023 Board members introduced, Chad thanked the current board members and past board members and thanked owners for their attendance tonight.
- C. Proof of Notice presented by Cheryl Kelley with Etheridge Property Mgmt.
- D. Certify Proxies, Calling of Roll, Quorum was established.
- E. Approval of the 2022 Annual meeting minutes Kelley motion for approved, Will 2<sup>nd</sup> the motion, all in favor.
- F. Presentation of the Proposed Amendment to the Covenants & Restrictions  
Kelly Gontarski presented the vote and 2/3 vote required guidelines for the amendments to pass. Each amendment presented & questions were asked by various owners.  
Discussion and vote for, Amendments Presented:
  - 1) Allow detached structures. Item did not pass.
  - 2) Sheds are not currently allowed in the current CCR's, this will allow such structures as presented and approved by the ACC committee, only 1 shed will be allowed.  
Up to 168 sq ft, secured to property, structurally sound.
  - 3) Collect refundable impact fee for new construction. Item did not pass.  
\$1500.00 refundable deposit, any damages to road infrastructure or roads, would cover those repair cost, if no damages, the deposit will be refunded. Held in a non-interest-bearing account.  
If this amendment does not pass, the association will not be allowed to charge any impact fees.  
ACC has the contractor responsibility statement in the ACC approval documents, signed by the owners and contractor. If there is more damage than the deposit, the contractor is responsible for the damage caused.
  - 4) Limit Short Term Rentals Restrictions for Short Term Rentals. Item did not pass.  
FL Statute changed in 2021, legislation passed short term rental HOA legislations, 720.306,  
3 times per year rentals may be allowed, OR minimum term of 6 months lease.  
May not be restricted any further, otherwise the new guideline would be restrictive per the vote per homeowner. The board worked diligently on this vote presentation to assist owners in short term rental language that is enforceable. Lease gives the HOA rights to enforce the CCR's with the tenants on behalf of the owner's best interest. Owners would need to provide lease information to the HOA.

5) Change Fiscal Year, Jan.-Dec. Homeowners Association, Bylaw change, this amendment passed.

Some owners have already voted by Proxy or maybe vote tonight on the ballot cards, votes will be calculated.

G. 2024 Projects Presentation and Vote

Park Playground David Legendre presented the playground enhancements planned for neighborhood children.

Committee to be put together on placement and work will be done by homeowners.

Beach Walk over, behind the island, for beach access, pilings to be used, work to be done by homeowners. Permission to come from county to use this area for this purpose, conservation easement. Protected area, UWF students will also be involved.

Park Dock Addition, Ryan Rollins, presented the plan for the 100 ft extension, will not be boat dock, fishing, 4 ft walkway, stay under 1000 sq ft. Kayak launch. Questions asked by homeowners, parking availability questions asked.

Park Playground \$1,500 – Budget line item 34

Park Dock Addition \$18,000 – Budget line item 35

Beach Walk-Over \$4,500 - Budget line item 36

All Projects passed.

H. Committee Reports:

a. Gate, Rich Dewey, 4 incidents with damages this week.

Contact Rich for Code and entry information, Thank you to Rich for his work on the gate.

Press # to reset if you are having entry issues while at the gate.

b. Seascape, Conservation Update from Dennis Geary & Bryan Sullivan presentation regarding Seascape and Conservation trust efforts made over the past few years. Many hours spent by board members on this project. Protection of development and natural resources, protect habitat.

History, 2017 owners approved this project.

2021 zoning commission voted to re-zone conservation area. November 2021 commissioners voted to vacate individual lot lines. 2023 updates with county staff, Seascape plan to take out of county, working to re-deed to a not for profit. All goes to conservation trust and may not be developed. Conservation Florida, meeting with them, working on what the easement will look like, and partnerships with them. Educational partnership, county on board with this concept, bringing in UWF. Site tour and visit to take place in January 2024.

42 acres goal to ensure the all the property is encompassed in this project.

2024 goal to wrap up full support to deed property from county to the not for profit.

Conservation Trust work on the stewardship plan and UWF.

c. Drainage and Greenways, David Legendre, drainage issues have been completed.

Ditches and mowing maintained.

d. Emergency Plan, document signed annually with county to allow FEMA to remove debris if necessary for the storm debris removal in the streets.

- e. Roads, proposal for entry gate to N. Shore, 2 spurs on II circle, 2 current priority. 200K estimate, % covered by Russell Bayou.
- f. Island Beautification, Kelly update, Maurene Linkous thanked for the Christmas wreaths at entry. The fence around the TH looks great.
- g. Community Park, Pickleball court, Basketball, etc. project in 2023.  
More updates presented earlier in this meeting.
- h. ACChitectural Control Committee, FPL trimming trees near the telephone poles soon. Hangers dropped to owners on site today. N. Shore and IPR areas to be trimmed, to begin on 1/2/23.  
245 homes, 125 undeveloped lots currently in the HOA. 5 homes in progress and 8 planned for 2024 so far, 2 remodels and exterior changes, pools and fences added.  
Encouraged owners to plant trees, if you take tree down, replace with another tree.  
Board members and Owners expressed Thanks, to Will and Ryan for all their work on the ACC committee.
- I. 2023 Financial Report, Rich Dewey outlined the 2023 Financial Report.
- J. Presentation of Proposed 2024 Budget, Rich Dewey reviewed the proposed budget as presented.  
Approval of 2024 Budget, budget approval based on budget project voting count.
- K. Election of / Acceptance of Nominations for 2024 Board of Directors, submission deadline 12/5/23  
Documents allow for at least 3, up to 9 board members.  
2024 Board of Directors:  
Brady Bartons, Rich Dewey, Kelly Gontarski, Donna Governor, David Legendre, Chad Linkous  
Ryan Rollins, Julie Sparks, Will York.
- L. General Discussion (open forum)
- M. Adjournment at 7:58 p.m.

**Immediately following the Annual Meeting, a brief Board of Directors Meeting will be held for organizational purposes, election of 2024 Officers.**

**Officers for 2024**

**President**

**V-Pres.**

**Sec.**

**Treasurer**

**Innerarity Island Assoc., Inc. 2024 Proposed Budget**

Line Number	PROPOSED FY2024 Budget	Notes
<b>RECEIPTS</b>		
1	136,600	Dues & Assessments
2	200	Late Fees
3	75	Interest Income
4	200	Misc. Income
5	8,000	Reimbursements- Russell Bayou reimbursement for portion of IPR
6	2,000	RFID Stickers
7	<b>147,075</b>	<b>Total Receipts</b>
<b>EXPENSES</b>		
9	100	Bank Service Charges
10	4,000	Insurance
11	100	State Registration Tax
12		Income Tax
13	5,000	Seascape (Donation to Conservation FL)
14	400	Welcome/Social Committee
15	1,500	Meeting Expense
16	30,000	Legal Expense "Seascape" transfer to IIA
17	50	Preparation of Tax Return
18		Miscellaneous Expense
19	3,000	Postage/Office
20	500	Website Hosting Fees
21	12,000	Management Fees
22	500	Island Social Events
23	30,000	Right of Way/Greenway Mowing
24	15,000	Greenway Maintenance
25	10,000	General/Road Maintenance
26	1,000	Gate- Landscaping
27	2,000	Gate - RFID Stickers
28	500	Gate - Camera System
29	700	Gate - Telephone (DKS)
30	2,000	Gate - Repairs & Maintenance
31	1,300	Gate - Internet (Cox)
32	1,600	Gate & Park- Electrical (FPL)
33	1,500	Gate & Park - Water (ECUA)
<b>PROJECTS</b>		
34	1,500	Park Playground
35	18,000	Park Dock Addition
36	4,500	Beach Walk-over
37	<b>146,750</b>	<b>Total Operating Disbursements</b>
38	<b>325</b>	<b>Net Operating Income (Loss)</b>

VOTE EACH			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

**Annual Dues Revenue:**

Number of Improved Lots	245
<b>Dues per Improved Lot</b>	<b>\$430</b>

Number of Undeveloped Lots	125
<b>Dues per Undeveloped Lot</b>	<b>\$250</b>

<b>TOTAL DUES (to Line 1)</b>	<b>\$136,600</b>
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Line 5 - Russell Bayou pays 21.6% of costs for entry gate (including repairs, maintenance, and insurance) and shared portion of IPR.

**NOTE:** Estimate for repaving Innerarity Point Rd. from Main Gate to North Shore Rd. & 2 Innerarity Circle turn-arounds **\$ 204,000**

**Cash Balances: as of 9/30/2023**

Operating Account	74,787
Reserve Account - General	38,548
Reserve Acct.-Roads	172,688
<b>TOTAL CASH</b>	<b><u>286,023</u></b>