

**INNERARITY ISLAND HOMEOWNER'S ASSOCIATION**  
**2024 ANNUAL OWNERS MEETING MINUTES**  
**Monday, December 9, 2024 at 6:00 p.m.**  
**The Point Church**  
**13801 Innerarity Point Road**

A. The Annual Meeting was called to Order at 6:02 p.m.

B. Welcome Introductions: Kelly Gontarski, President, board members introduced, thank you to owners attending the meeting this evening.

C. Proof of Notice, Certify Proxies, Calling of Roll, Quorum Establishment  
Cheryl Kelley presented the proof of notice for the annual meeting, quorum established with 60 owners present by proxy and at the meeting.

D. General Discussion/ Open Forum (residents wishing to speak at meeting, asked to please sign up at arrival)

E. Approval of the 2023 Annual meeting minutes, Rich Dewey motion to approve and Will York 2<sup>nd</sup>, all in favor.

F. Committee Reports:

a. Gate, Rich Dewey gave an overview of the gate operation and repairs in 2024.

b. Seascape/ Conservation Update

Dennis Geary and Bryan Sullivan, co-chairs of the Seascape Conservation committee, both thanked each other for all their work, enormous time and effort they had spent to acquire the deed for the conservation property. Dennis stated, still working on details in Conservation Florida Easement document and awaiting the recording of the deed. Looking for a final email with the updated deed  
Land is deeded to foundation, Innerarity Island HOA is separated entity, created II Preservation Plantation, Innerarity Island owners will be stewards on the land, website has been created by Dennis. PowerPoint with layout of the land showing the areas in the preservation. Native American Archeological site has been located at area new, to be investigated. 1<sup>st</sup> meeting to be held in January 2025.  
Clean up of beach to be organized and walkover planned for the area as well.  
ADA requirements will be adhered to for the walkway.

c. Drainage and Greenways, Gary Carmack and Bryan Kershaw

Much of the work is done by volunteers in the neighborhood with contracting work performed by Company Playing in the Dirt, heavy equipment as needed.

e. Roads, Master Road Plan was put together by Van Goodloe, 2026 re-surfacing project phase is planned.

f. Island Beautification; Jerry Garcia, Kelly Gontarski work on the front gate area, thank you. Holiday lights and décor will be up this coming weekend.

g. Community Park, Will York present an update on the community park amenity updates. Re-built pier, pickleball/basketball court, picnic tables, the area is much improved, all the work has been done by volunteers. Swing-set updates are in process, swing set will be moved for safety reasons.

h. Architectural Control Committee, 5 new homes in 2024, 2 more to be completed by year end, several new purchases with major remodeling. Showcasing 1 home in dis-repair, purchased and completely remodeled. 6 new constructions with potentially 4 more coming in 2025. Thanked the ACC committee for volunteering & serving on the ACC committee.

Easement question asked, encourage not to encroach in the areas.

Building lots available, 112

The county owns 2 lots at the end.

Will and Ryan, owners, expressed gratitude for the hard work on the ACC and the multi duties they take care of.

#### G. 2024 Financial Report

Rich stated the financials are placed on the HOA website, with the minutes and financials. Rich stated the year end was on calendar year, in past October 31<sup>st</sup> was the fiscal year end, in 2024 will be 4-month year, October reflecting 13 months, adding November/December.

Balance sheet reviewed; Impact Fees are now refunded after construction is completed. Rich outlined the expenses to date compared to 2024 budget.

#### H. Presentation of Proposed & Approval of 2025 Budget.

Rich presented and detailed the 2025 Budget; Due to increase in expenses, the budget has a 10% increase in HOA fees \$473.00 Home and Lots \$275.00.

The question was asked by an owner, “why do the homes and lots pay different fees?” Kelly G. responded, this is based on several criteria, lots and homes have been billed different amounts throughout the history of the association, reasoning lots use of amenities and gate use is less, the separate billing has been done since anyone can recall, lots have been billed lower amount. To investigate the amendment will be investigated by a new board, the amendment requires a 2/3 vote of the owners / CCR amendment. The board will address in 2025, and owners will be updated.

2025 Proposed Budget; 10% annual dues increase, Budget was presented and discussed, vote for approval. Rich Dewey motion to accept budget as presented, Will York 2<sup>nd</sup>, all in favor. The owners were mailed a copy of the 2025 budget with Annual Meeting notice, the board members asked the membership if there were

any questions on the 2025 budget regarding increase, there were no further questions or objection to the budget presented.

#### J. Election 2025 Board of Directors

Documents allow for at least 3, up to 9 board members.

Nominations accepted 13, the nominee introduced themselves to owners presents.

Ballots completed by each owner, 1 vote per # of homes/lots, and proxy.

Cheryl Kelley with EPM tallied the ballots, Secretary, Brady Barton assisted, as Secretary of board, in certifying the election results.

Ballots of the election recounted at EPM following the election to confirm accuracy on the count. Election results confirmed.

#### K. Adjournment 7:30

Immediately following the Annual Meeting, a brief Board of Directors Meeting will be held for organizational purposes, election of 2025 Officers

Will York - President (4+ years on the current board)

Kevin Wilband - Vice President (past board president several years ago)

Donna Governor - Treasurer (2nd year on the current board)

Samantha Trout - Secretary (New)

Chad Linkous - Director (4+ years on the current board)

Russ Law - Director (New)

Ryan Rollins - Director (3+ years on the current board)

James Alden - Director - (New)

Yvonne Garcia - Director (New)