

**INNERARITY ISLAND
ASSOCIATION (IIA)
HOA**

**Innerarity Sewer System MSBU
Resolution of the Board of Directors**

WHEREAS the Board of Directors of the Association is charged with the responsibility representing the interest of the property owners; and

WHEREAS the vast majority of property owners believe that, as property taxes to Escambia County, that the BOCC should be responsive to the needs and interests of all the citizens of the County; and

WHEREAS the replacement of the current operational sewer system was presented as a demand and the option for the IIA to upgrade the existing sewer system was not given as an option, and

WHEREAS the past Board members were advised that it would be in the best interest of the Association to adopt a position of support in regards to installation of the new sewer system that meets the specifications of the County and ECUA since the costs would be mitigated by Grants and Property Sales, and

WHEREAS the past and present Board members further believed any new MSBU for state of the art Low Pressure Sewer with Grinder Pumps would be heavily reduced by Grants and Property sales and, therefore, since Escambia County now plans to place the full cost of the new sewer system on the property owners, the present Board is now tasked to find ways of reducing the MSBU, and

WHEREAS the estimated total costs per ECUA of the sewer system , as of 1-21-2020, has inflated to an estimated costs \$4.5 million, to the point that many property owners are retirees on fixed incomes and this MSBU would create a financial hardship for them and some would be forced to sell their retirement home, and

Whereas, IIA was perhaps the first HOA to request and gain approval of a MSBU to widen and slightly raise the Causeway, and only way in and out to the island, and thereby obtain County ownership and maintenance for a roadway that is prone to flooding and washout, cutting off residents egress to/from the island. The roadway MSBU costs approximately \$560,000 and has been paid off by property owners over ten-year period, and

Whereas NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the **IJA HOA** (The Association) adopts the following position on behalf of the property owners:

- 1.0 Obligation to make every effort to Obtain State and Federal Grant to offset Sewer System Costs.** A major reason that State/Federal Grants could be supported is based on the multiple septic tanks located on the island in close proximity to Perdido Bay. While grants were obtained to help pay for the reconditioning of the water system, no effort has been made to apply for or obtain funds to assist in offsetting the massive costs of the much more expensive sewer system.
- 2.0 Sale of County owned Lots on the island to offset MSBU costs.** Owners and IJA Board were also led to believe by the County, in addition to State Grants, that it would also help reduce the costs of the MSBU by selling off the approximate \$1.400,000 in surplus lots now owned by the County. Escambia County has not sold any lots via Auction since October 2018.
- 3.0 Request for Action by the Escambia County BOCC:**
 - a) Escambia County honor its prior commitments and make every reasonable effort to request State Grants and Restore/Triumph Funds to assist IJA residents to mitigate the costs of the massive MSBU.
 - b) Escambia County should select a FL real estate broker to perform the following tasks: (1) prepare a market analysis of the lots (2) propose new pricing to the IJA Board (3) list the surplus lots with said Broker so they can be properly advertised and (4) apply the sales price to the offset of the MSBU.
- 4.0 The IJA HOA, on behalf of the tax paying property owners of Innerarity Island, humbly requests that the Escambia County honor their previous commitments to reduce the pending outrageous MSBU costs to taxpayers and faithfully represent the interest of the citizens of Innerarity Island.**

This resolution of the Board of Directors has been duly adopted at the April 9, 2020 IJA Board of Directors meeting.

By:

Kevin Wilband, President

Geoff Fournier, Vice President

Terry Bergstrom, Secretary

Mike Floyd, Treasurer

Walter Brown

Sam Mcknight

Steve Mims

Joe Ward