

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

**Innerarity Island Association, Inc.
Board of Directors Meeting
April 10, 2016**

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4:00 pm on April 10, 2016, at the Innerarity Point Fire Station by Tom Lange, the President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Board members present: Brooke Agers, Glenn Barbee, Leigh Dawkins, Peg Gilmore, Ann Hamilton, Tom, Lange, and Ray Moody.

Board members absent: None

Others Present: None

Approval of Minutes: Peg Gilmore moved to approve the minutes of the January 17th Quarterly Meeting and the Special Meetings February 24 and March 15, with Brooke Agers seconding. Motion passed unanimously.

Officer's Reposts:

President Report-None

Treasurer Report – Attached to minutes

Secretary Report- None

Committee:

ACC Committee – See Attachment: Motion made by Tom Lange and seconded by Brooke Ayers to approve the proposed members of the ACC Committee (listed in the attached report). Motion passed unanimously.

Gate Committee- No report

Gate Beautification/Garden Club- See Attachment: In addition a motion was made by Leigh Dawkins to remove the Gate and Community Park mowing from the ROW et I Committee and have these managed by the Gate Beautification Committee with a negotiated contract with Shawn Landscape Services in the amount of \$1270. Motion seconded by Brooke Ayers and approved unanimously.

Gate Camera Maintenance -Third camera installed and working fine.

Roads Committee- No change from previous report

ROW, Greenways & Community Park Lawn Maintenance Committee- See Attached.

Picnic Committee- Plan for next picnic at our Community Park for May 1, 2016.

Finance Committee- See Treasurers Report

History Committee- No report.

Old Business: President Tom Lange led a general discussion of advice from Attorney on what the procedures were to levy fines and to proceed to file a lien. State Statutes impose some unusual requirement that make no common sense: to file a lien a certified

letter must be sent to the vacant lot with no mail box in addition to the address of record for the owner. Cheryl of Ethridge Property Management shared some suggested procedures for collecting dues and administering fines, and we will proceed with the Attorney to develop an approved procedure.

New Business: The Board discussed the continuing problem of speeding on the Island. More speed bumps were suggested, it was noted that contractors and visitors were among the major offenders. A motion was made by Glenn Barbee and seconded by Ray Moody that we hire an off duty Sheriff Deputy for random times during a trial 4 week period to ticket speeders and trespassers on the Island. The motion passed unanimously.

Adjournment: There being no other business, Ray Moody moved and Leigh Dawkins seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 6:00 pm.

Submitted by: Glenn Barbee, Secretary Approved by: Tom Lange, President

Attachments:

Treasurer's Report

ACC Report

Community Lot & Gate Report

ROW & Greenway Report

Treasurers Report

Cash at Feb. 29, 2016

	\$
Operating	56,605
	\$
Reserves	<u>20,000</u>
	\$
	76,605

Assessments Receivable at Feb. 29, 2016

	30-60	90	Total
	\$	\$	\$
Innerarity Island Development	10,320	6,887	17,207
Other	<u>18,600</u>	<u>4,644</u>	<u>23,244</u>
	\$	\$	\$
	28,920	11,531	40,451

Commitments at Feb. 29, 2016:

	\$
ROW Clearing	10,668
	\$
ROW Mowing	5,700
	\$
Greenway/drainage clearing	2,000
	\$
Gate/Comm park mowing	390
	\$
Tree removals	580
	\$
Management fees	<u>5,600</u>
	\$
	24,938

Needed Reserves by 2019:

	\$
Roads	64,000
	\$
Hurricane contingency	<u>40,000</u>
	\$104,000

	February Actual	2016 Year to Date
Revenues		
	\$	\$
Assessments	21,740	55,480
	\$	\$
Interest Income	0	2
	\$	\$
Miscellaneous Income	120	595
	\$	\$
Road Impact Fee	0	500
Reimbursements - Russell Bayou	\$	\$

	0	1,470
	\$	\$
Total Revenues	21,860	58,047
Expenses		
	\$	\$
Gate Insurance	0	0
	\$	\$
Insurance	0	907
	\$	\$
Taxes - State Registration	0	87
	\$	\$
Meeting Expense	0	177
	\$	\$
Legal Expense	0	481
	\$	\$
Miscellaneous Expense	0	0
	\$	\$
Postage/Office	0	463
	\$	\$
Collections & Accounting	700	2,800
	\$	\$
Island Social Events	0	0
	\$	\$
Right of Way Mowing	0	0
	\$	\$
Misc/General Maintenance	10	117
	\$	\$
Gate - Landscaping	11	580
	\$	\$
Gate - Telephone Expense	160	563
	\$	\$
Gate - Repairs	0	578
	\$	\$
Gate - Contract	0	376
	\$	\$
Gate - Electrical Expense	125	495
	\$	\$
Total Expenses	1,006	7,624
	\$	\$
Net Operating Income	20,854	50,423
Other Expenses		
Community Park & Greenway Imp.	\$	\$
	0	0
	\$	\$
Gate Operators Replacement	0	8,326
	\$	\$
Right-of-Way Clearing	5,334	5,334
	\$	\$
Total Expenses	5,334	13,660
	\$	\$
Net Income	15,520	36,762

**ACC Report to
Board of Directors
Innerarity Island Association, Inc.
April 10, 2016**

Committee Members: Tom Lange, Martha Desposito, Neil Myers, Gary Wraalstad, Lisa Knight and Tomas Ondra

Ratification of Committee: ACC's Charter requires that the BOD ratify our members yearly.

Pending:

Geary – 5612 North Shore Way – New Construction

Sass – 5500 North Shore Road – New Construction

Gerritsen – 56448 North Shore Road - Addition

In Progress:

Richards – 16278 North Shore Drive- Windows have been replaced. The Siding has been completed. The brickwork and the back porch are not yet done.

Brooks – 16410 Innerarity Point Road – New Construction. Fence built without approval.

Keller – 16541 Innerarity Point Road – New Construction

Shelters – 5781 Red Cedar Street – New Construction

Bergstrom – 16250 Innerarity Point Road – New Construction

King – 5467 North Shore Road – Driveway

Lyle – 5762 Red Cedar Street – Fence

Fournier – 16441 Innerarity Point Road – Fence

Bush – 5596 North Shore Way – Pool

Stenicka – 5616 Innerarity Circle – Addition

Agers – 5740 Red Cedar Street - Repairs

Completed:

Cuny – 5458 North Shore Road – New Home construction – Letter written 3-18-16. Damage to road has been repaired and approved by Van Goodloe. Concrete on Right of Way has not been removed.

Biggerstaff - 16240 Inneraerity Point Road – New home construction

Peg Gilmore, Chair

Community Lot and Gate Committee Report

My goal is to streamline the maintenance of the community lot and gate entrance lawn and garden.

I propose we separate the mowing budget of the lot and gate entrance from the right of way and greenway mowing budget. In doing so they will operate separately and can be mowed and maintained as needed. The service for the gate entrance will include mowing , edging, fertilizer and chemical applications, weeding and mulching. The cutting will be done every 2 weeks and the community lot cut at the same time.

I obtained an estimate from Shawn's landscape service (who currently mow our ROW). The estimate is from April through October. Our monthly cost would be \$181.43.

Total of \$1270 per year. The mulch application twice a year will be billed separately.

The picnic tables were sanded, sealed and stained. The pier at the community lot is in need of repair as the railings are very loose.

I propose we call a dock company to repair and have no idea of the cost.

Submitted by: Leigh Dawkins

Subject: RE: ROW committee report

Hello – Shawn's lawn Care remains the 2016 row mowing and drainage maint Contractor. Below are the anticipated expenditures for 2016.

ROW - x6 = \$5700.00 – @ \$950.00 per cut

Greenway/drainage clearing – x2 = \$2000.00 @ \$1000.00 per cut

Mid-month cut – x6 = \$390.00 @ \$65.00 per cut (gate/community park)

Total for 2016 = \$8090.00

Shawns LC is also in the middle of row clearing contracted in Dec 2015. To date they have completed Phase one (payment made \$5334.00 on 2/16) and are cleaning up phase 2 (see attachment). Still remaining in phase 2 is Red Cedar which I hope to have completed by the weekend of Apr 9th. Shawn's has had some delays in completing phase 2 due to stolen equipment and other priorities. I've requested they hold off on starting 2016 mowing until we can at least complete phase2 of this project.

Also we have approved removal of 2 trees, one at the gate and the other along IPR which was cut in half by the storms a month or 2 ago. The cost of the tree removals will be:

\$300.00 for the gate tree

\$200.00 for the tree along IPR..they have already removed the downed portion of this tree

\$80.00 for work already completed to remove a downed tree in the row at the tip of NSR and IPR.

Total is \$580.00 which will be added to the payment of phase 2 once all work is complete.

I think that's it, Please let me know of any questions

thanks

Ken Bolton