

# DRAFT

## Innerarity Island HOA Meeting

Wednesday, May 29, 2024 @ 5pm

Southwest Branch Library

12248 Gulf Beach Hwy

Pensacola, FL 32507

**In Attendance:** Kelly Gontarski, Rich Dewey, Donna Governor, Will York, Brady Barton.  
Quorum met.

1. Call to Order, .5:02pm.
2. Approval of April minutes, moved by Will, seconded by Rich. Approved by Board.
3. Open Forum:
  - a. Robert (first property on right entering island) discussed planting hedges very near road on his property to prevent cars pulling over onto property to get their bearings. No objections voiced.
  - b. Herbert, Innerarity Circle (North) wanted to confirm that action will occur this fiscal year to construct a cul de sac (turn around) at the end of the road for large vehicles. Board confirmed that is in the plans and it will be an actual pavement/asphalt construction.
  - c. Brian spoke to confirm type of construction of turn-arounds at BOTH Innerarity Circle North and Innerarity Circle South.
  - d. Skip voiced concern over diseased/dead trees in easement on south side of IPR in vicinity of 16310 IPR. Who has ownership/responsibility, Russell Bayou or us. To be determined, however we have always held that was Russell Bayou property.
4. Financials: Presented by Rich and attached. No concerns noted. Multiple items may exceed FY budget due to 14 month fiscal year. To date, less than 20% of island owners are not paid up on dues.
5. Committee Updates:
  - a. Gate: Gate crusher from January has been put on 4 months probation. Dump truck owner that tailgated thru and crashed the gate is forwarding us a check for repairs.
  - b. Seascope: Dennis reported the project is going well with a recent boost. Meeting with Bergosh and Debbie Bowers stressed desire to meet as many of our goals as possible by 1 August (election coming up). We accepted a larger responsibility for implementation of the conservatory, which will actually speed things along. Parcels must be plotted and rezoned to meet our goal by 1 August. The Conservation area will encompass 102 acres.

- c. Drainage and Greenways: Rapidly going through \$10,000 budgeted. Cleaning an area that has not been touched in 30+ years.
  - d. Roads: Again, cul de sacs/turnarounds will be constructed on end of Innerarity Circle North and Innerarity Circle South.
  - e. Island Beautification: Thanks to mystery benefactor who install larger flags at gate for Memorial Day! Twenty-five bottle brush trees/bushes have been planted between North Shore Drive (east) and the condos.
  - f. Community Park: Pier construction is continuing. Should be under-budget. Volunteers will be requested as needed. Water meter is installed at park as is back-flow device. Ryan has taken lead to install irrigation system and again should ask for volunteers. A new sail for the pavilion will be ordered. Playground equipment is still in selection phase.
  - g. ACC: Lots of request for tree evaluation/removal. Numerous shed inquiries. Sheds should be less than 158 sq feet, complimentary to the house and approved by ACC. ACC met with newly formed Appeals Committee to discuss responsibilities and procedures. Presented examples of violation letters and made suggestions on the process of adjudicating an appeal.
  - h. Welcome Committee: No formal report. Several new islanders have been visited.
6. New covenants (amendments) discussion. Kelly reported figures on each amendment. All amendments met the required 2/3 majority vote in the affirmative (199+ votes to pass).
7. New Business: Skip inquired on the well-known Nuisance issue in the community. Board acknowledged this issue and assured members that action is being pursued and outcome will be reported when appropriate. Also stated concern over a Board Member that currently lives in Hawaii. Also discussed that there only HAS to be 3 members for a Board, and we have little concern that we will be able to maintain a quorum at meetings.
8. Motion made, seconded and passed to adjourn at 6:03.
- 9.
10. Approval of Meeting February Minutes: Rich moved to approve, Will seconded – pass
11. Presentation of Proposed Amendments.  
Kelly presented explanation of 3 proposed amendments prior to vote. Shed amendment discussion was only questioned on “how we arrived at square footage”. Impact fee only generated an explanation of what would impact fee cover. Rental limits amendment changed from last vote; dropping the “HOA as a party” on the contract.
12. Vote occurred as needed at location. Proxies/mail-in ballots will be accepted thru the 15<sup>th</sup> of May.
13. Financials: Rich presented financial statements covering 14 months to account for our Fiscal Year change approved at last members meeting.

14. Committees:

- a. Gate: Gate crasher January 26h was arrested February 11<sup>th</sup>. Arraignment scheduled for May 28<sup>th</sup>. Expect probation to be rendered.
  - b. Seascape: Bergosh has often voiced support and assistance. We are requesting a different Project Manager for the proposal to move things along
  - c. Drainage/Greenway: Ongoing project going well.
  - d. Emergency Planning: Deferring to County for guidance. FEMA letter allowing access to the island is due and in the works.
  - e. Roads: No report at this time.
  - f. Island Beautification: Continue to maintain front gate, considering additional plants between North Shore Drive (East) and Condominiums.
  - g. Community Park: Pilings in place for deck extension. Will request volunteers as needed. Playground still in research phase. Sprinkler system awaiting meter install, then volunteers to install system.
- h. Architectural Control: See attached report.

15. General Discussion:

- a. Discussion of possibility of Police patrols on island, even is required additional monies. No big push to pursue.
- b. Revisited plants between North Shore Drive and Condominiums. Bottle brush plants suggested.

16. Adjournment at 6:44.