

Draft Minutes

Annual Meeting of Homeowners Association of Innerarity Island
December 9, 2019, 6 p.m.

Meeting called to order at 6:03. Announcement of Roberts Rules of Order system.

Calling of the Roll & Certifying Proxies

71 owners present: 59 in person plus 12 proxies, constituting a quorum. Furthermore, the affidavit properly noticed the meetings.

Board Members in attendance:

Kevin Wilband (KW), Steve Mims (SM), Annette Thompson (AT), Sam McKnight (SMk), Terry Bergstrom (TB)

Approval of 2018 Annual Meeting Minutes

TB move to accept minutes, SMk second. Motion approved.

2019 Budget

Terry Bergstrom presented status of 2019 budget and proposal of 2020 budget. Budgets were sent out to membership in advance.

Announcement of 2020 Board of Directors

Bergstrom, Terry
Brown, Walter
Floyd, Mike
Fournier, Geoff
McKnight, Samuel
Mims, Steve
Ward, Joe
Wilband, Kevin

Update on ECUA Water/Sewer Improvements

Jim Hagan (JH) with Escambia County here to speak along with Ryan Carpenter (RC), an inspector with ECUA. Remember that numbers we have now are estimates, and that everything is subject to change. Four categories of properties: Russell Bayou, undeveloped lots, developed lots, and developed lots with septic tanks. Current MSBU a 10-year at 4% interest rate: Developed \$1491.07, undeveloped lots \$786.35, with septic tanks \$1667.95, and Russell Bayou \$977.43. In the future, the septic tank owners who decline the current installation to sewer will not get these prices and will deal with county, state, etc. in the future; all decisions to move from septic to sewer must be made before end of December 31, 2019. Contractor out until August/September. There is also a cap on amount of dollars that will address to repair/replace any landscaping damaged in individual yards. Lump Sum \$13,705.04 for

developed lots, \$7227.72 undeveloped lots, \$15330.85 septic tanks, \$8984.00 for Russell Bayou.

What about a 15-year MSBU?

(JH): Not discussed three months ago, RB board has met and has asked the county for a 15-year MSBU. Escambia commissioner has said it is a possibility. If 15-year MSBU, costs would be \$1087.74 for developed, \$573.65 for undeveloped, \$1216.77 for septic tanks, \$713.04 for Russell Bayou. Commissioner Underhill will listen to the II HOA Board about whether to consider the 15-year MSBU.

Go to myescambia.com. Click on Project Manager and Jim Hagan, and click on Innerarity. Nearly all documents are on the website.

RC: Construction Update—Contractor has completed main line from gate down N Shore Drive back to Innerarity Point Road (IPR) and is now going down IPR. It will go in phases, five or six, testing getting people on line as they go. 850-490-6703 Ryan Carpenter

Committees

- **Architectural Control Committee**, Melissa Barnes Geary (MBG): 2019 10 new homes approvals (2 on IPR, 1 on NSCove, 1 NSWay, 3 NSRoad, 1 Egret Circle, 1 NSCourt. During 2018 there were 18 new homes, and in 2017 from July-December there were 21.
- **Gate**, KW: It's been run into quite a bit lately. The center light was knocked over twice and we'll either put that back on. Camera: ground camera getting fixed. Gate working fine. Rich is looking after securing new camera system for gate. More to come. I'm available for car tags.
- **Roads**, Van Goodloe (VG): In past trying to resurface roads every two years. We stopped in 2014 because of impending sewer. I'm asking board to approve 8 remaining segments. Cost Egret Circle, Red Cedar eastern, NSWay east, Shores Circle, NSCourt on east, NSCove, and NSLane. We have money set aside for these. RP: When paving begins, Underhill committed when equipment was here to raise the low spots on the causeway. They said they would do that. We need to hold them accountable to that. VG—will you liaison that? The mobility cost is \$1,000 just to get equipment out there. We will work together on that. Tentative to 2021 resurfacing.
- **Greenspace/Landscaping**, SMk: If you see an issue, let us know. MBG: Greenway at end of Innerarity Circle.
- **Bylaws/Covenants**, TB: The person in charge of that isn't here tonight. Two issued discussed: short term rentals and minimum square footage on homes being built. I've suggested to adopt Russell Bayou's language on short term rentals of six months.
- **Seascape Conservation**, RP: Nothing to report.
- **Picnic/Entertainment**: Committee is open to anyone to volunteer.
- **Island Beautification**: AT is taking on.

Old Business

- **Speed control**, KW: Proposed additional speed bump on IPR on west side. Already vote through and will get done. Considering dips instead of speed bumps. We are going to put a temporary one up but that's not the fix all. We welcome ideas.
- **Sign and flag location**, KW: Sign at entrance to island—we want to put it on the exit side but are learning about where it can go. We are putting flag away for now and will consider after construction is done.
- **Combined lots and HOA assessment**, TB: We had questions from homeowners who've combined lots. Our covenants allow splitting lots (if two neighbors wanted to buy lot in between and split it). We had a situation where homeowner bought lots on either side. When county combines lots for property tax purposes, it does not affect our lot assessments. CK—Attorney says board has no discretion on this decision. KW—We are not voting on this tonight. We need to talk about this more and keep it open.

General Discussion

KW: Please refrain from feeding wildlife.

DG: Introduces new website. Introduces a digital newsletter as well as an island Instagram account. *InnerarityIsland.org*

KW: Mentions kids in a golf cart on NSDrive stealing Christmas decorations, caught on a Ring camera.

Van Goodloe: Asks the board to consider reducing the price of the lots to reduce the price of the MSBU. Judith Wittig: Motion to reduce price of county lots. Second by Rod Powell. RP: If we could cut the cost of MSBU down, it will help people. AJ: It's a big math problem, what's that worth? CK: Because we did not post this vote on the agenda for tonight, homeowners are not aware. Took a straw poll on the issue with present members. That showed more in favor of keeping the prices as they are.

Took another straw poll concerning switching to a 15-year MSBU. Found in favor.

Gregg Slawson thanks everyone for their work. Van Goodloe recognize our newest citizen.

7:40: AT motion to adjourn meeting, VG second. Approved

Post meeting Board officers selected:

President: Kevin Wilband

VP: Geoff Fournier

Treasurer: Mike Floyd

Secretary: Terry Bergsom

At Large: Sam McKnight, Brown, Walter, Steve Mims, Joe Ward

Draft Notes - Not Approved by Board