

## **Escambia County & Innerarity Island Homeowners Meeting Minutes & Action Items**

Meeting: 2/28/2017; 4:15 pm Hub Stacy's at the Point  
County Attendees: Doug Underhill, Jonathan Owens  
IIA HOA Attendees: Terry Bergstrom, Geoff Fournier, Brooke Agers  
Other Attendees: Keith Johnson, VP Wetland Sciences

### **Meeting Notes:**

County paid \$770, 000 for the property to settle the IIDC. County would like to see \$2.1 million or more recovered from the lots. All funds received through lot sales will go towards the sewer & water costs and will reduce the overall MSBU to homeowners.

HOA noted that any lot that IIDC did not pay assessments on may not have utilities and paved roadway. Some roads were never cut through and paved and therefore have not been on the HOA Road Plan since it was taken over from Mr. Dennison.

County and HOA agree that some lots are more valuable as individual parcels and some can be bundled for development. However, those bundles should not be so large as to give a single developer a controlling stake in the HOA. The county also noted that individual parcels will be listed at a publicized time to all; it is against real estate laws for any homeowner to be offered right of first refusal.

County noted that land on the West end of the island, currently marked as wasteland (as well as land in Russel Bayou) will be turned over to the state conservation program.

State budget will not be finalized until July 2017. At that point we will know if Comm. Underhill was successful in lobbying for \$1.7 million in additional funds towards sewer and water. As soon as budget is finalized, MSBU will be finalized and applied to each parcel.

### **Action Items:**

HOA to write up a proposal with lot-level details regarding the dispensation of lots and deliver to county within 2 weeks. Proposal as discussed and outlined below, would have buy-in from Russel Bayou HOA and Townhome HOA.

HOA to schedule an informational meeting for homeowners Monday, March 6, 2017 at 6pm.

HOA to verify with Ethridge the lots that have active dues collection and voting rights within the listed properties.

County to verify identified lots interior Seascape can be turned over to conservation (TIF/CTF).

Keith Johnson to send any wetland surveys he has from past IIDC work to Jonathan Owens for county use in valuation of lots.

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### Follow-up items:

There are currently 456 voting parcels in the IIA HOA. IIDC has 118 lots but only 86 with assessments and voting as 32 were unplatted (Per the minutes of the 2002 annual meeting Dennison owned 118 lots of which 32 were unplatted. It was agreed at that meeting that he would pay dues on the remaining 86 lots which he did. ). Lots are interior Seascape Way (unpaved) and extension of Innerarity Circle (unpaved and not cut through).

Public meeting to discuss proposal and provide feedback scheduled for Monday, March 6 from 6-7 pm at PBUMC activity center.

DRAFT Proposal for dispensation of Lots as discussed by Innerarity Island Homeowners Association Committee Members:

See attached map for designation of properties.

Yellow and Orange lots to be sold individually on the open market at fair market value.

Blocks A, B, C, and D to be offered in groups as blocked at fair market development value.

Seascape Cove and Seascape Way, currently unpaved roads, to be given to the Conservation Trust for Florida (noted on map as TIF).

**Proposal is a DRAFT and has not been voted on and approved by the Board of Directors. Approval by Board will take place after informational meeting with residents and input is incorporated.**



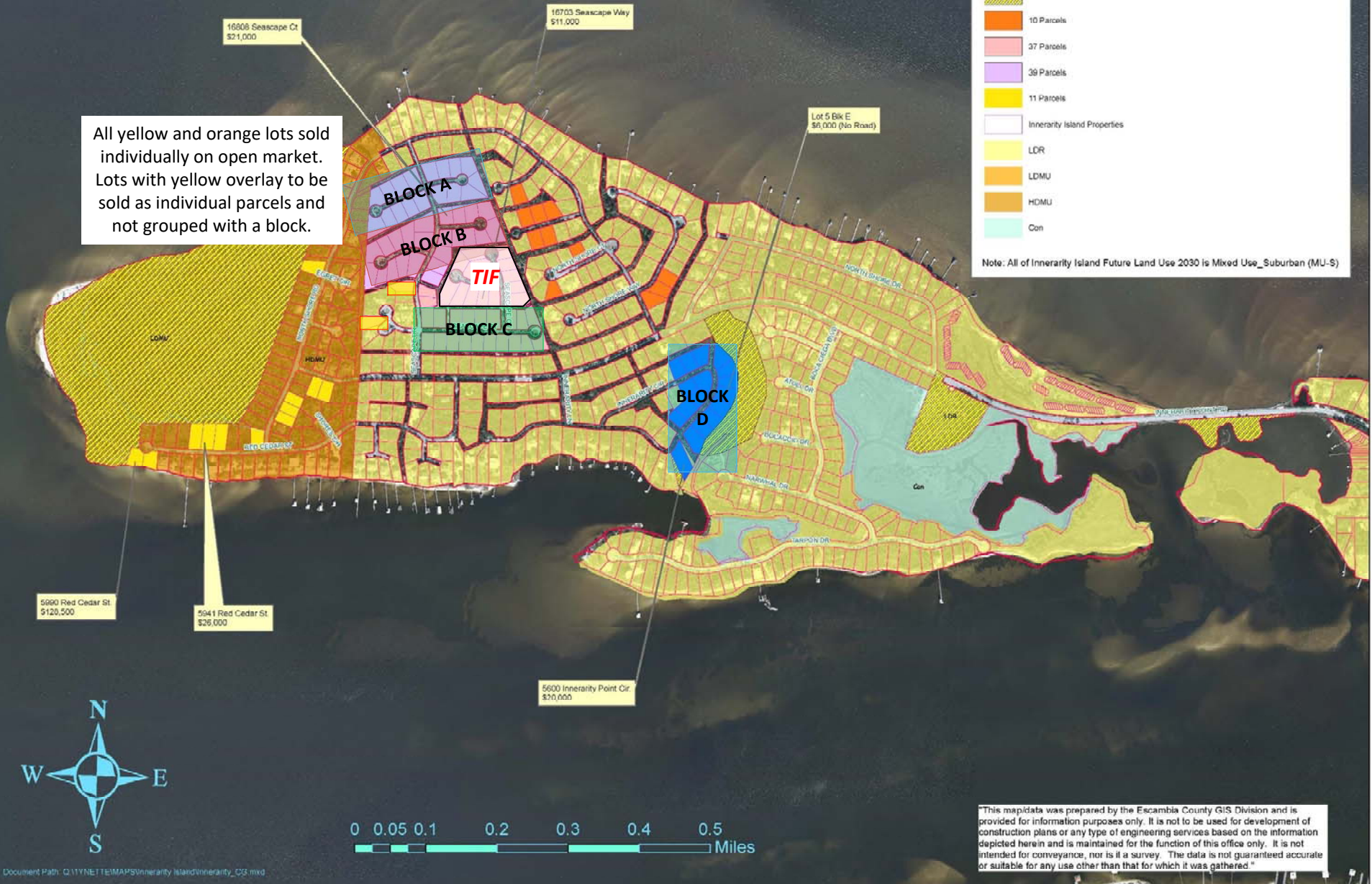
# INNERARITY ISLAND

## Legend

- Parcels
- 113 Parcels Sampled and shown in separate colors indicated below
- 16 Parcels
- Conservation Easement
- 10 Parcels
- 37 Parcels
- 39 Parcels
- 11 Parcels
- Innerarity Island Properties
- LDR
- LDMU
- HDMU
- Con

Note: All of Innerarity Island Future Land Use 2030 is Mixed Use\_Suburban (MU-S)

All yellow and orange lots sold individually on open market. Lots with yellow overlay to be sold as individual parcels and not grouped with a block.



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