

# INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

## 2021 ANNUAL OWNERS MEETING

Monday, December 6, 2021

Perdido Bay Community Center,

13660 Innerarity Pointe Rd. at 6:00 p.m.

Draft of the Minutes

- A. Calling of the Roll & Certifying Proxies 59 owners' proxy and present
- B. Approval of 2020 Annual Meeting Minutes, view at: [www.innerarityisland.org](http://www.innerarityisland.org)  
Van Goodloe, motion to approve, Gary Carmack, 2<sup>nd</sup> the motion, all in favor
- C. 2021 Financials, Mike Floyd, presented the year end October 31, 2021, financials & 2022 Budget
- D. 2022 Budget Proposal, discussion, and approval of 2022 Budget w/dues or without an increase  
Mike reviewed the budgets proposals:  
1) To operate at basic level, with dues staying the same in 2021.  
2) Discussion of 2<sup>nd</sup> proposal of dues to be raised and reasons why increase in the dues is being proposed,  
Greenway Improvements needed, with progress being made however, much more work is needed and planned for 2022  
Legal Fees increase regarding Conservation efforts, Clark Partington Legal team assisting with the work on this project.  
Russell Bayou (RB) has invited II board to Dec. Meeting, hope it to involve RB and they will provide some financials assistance in Conservation Area Planning and Project.  
Mike Floyd expressed *Thank You* to Van Goodloe for his work on the Road repaving Project, which is planned for early 2022.  
Mike reviewed the Financials and Balance Sheet as of October 31, 2021.  
Outlining the financial balance from 2020 into 2021.  
Mike opened the floor for questions regarding the Proposed 2022 Budget increase.
- E. Acceptance of Nominations for 2022 Board of Directors

Dennis Geary expressed thank you to outgoing 2021 board.

Walt Brown expressed his thanks to all board members and especially,

Mike Floyd for Seascape and Treasury work this past year, Mike and his wife Annette are moving out of state, both served on the board in separate terms.

Rich Dewey for work with the gate & Brian Kershaw, work on the drainage and Emer Plan for the Island.

All Board members expressed their appreciation for their hard work in 2021.

Introduction of the new board for 2022.

Brady Barton

Gary Carmack

Rich Dewey

Kelly Gontarski

Skip Hull

Brian Kershaw

Chad Linkous

Sam McKnight

Ryan Rollins

F. Committee Reports:

\* ACC, Architectural Control Committee, CCR Proposed Amendment:

Maureen Linkous presented the ACC report, approved 12 homes this past year, 10 under construction, 2 homes awaiting on approval plans submitted, Flynn Built Homes approvals are on hold, until Red Cedar home is completed.

Other approval this year: 4 pools, 7 fence, 2 pool enclosures, pavers, 1 exterior paint, Tree removals.

Red Clay question asked, Red Clay ONLY allowed to be placed inside the foundation during construction process.

Greenway cleared space, to mark where trees will go with brush.

If you see construction or tree removal and questions if approved, please notify the ACC.

Notify management on Noise, Pet complaints, violations.

Feral Cat project is underway with some funding coming next year.

Will York is taking over the ACC Committee Chair. Ryan Rollins handling other requests, items other than new construction.

Maureen thanked for the ACC great job this year.

- Seascape, Dennis Geary, spoke and asked for continued support from the owners. Thanks to all the owners attending County Commissioner & County meetings. Questions asked about the Community Park, and its use. County owns that lots, Will be under Jeff Bergosh, new county commissioner for the Perdido Area. Discussion on Seascape and plan to move forward on acquiring the area, Easement is 1<sup>st</sup> critical part of the project, keep building from taking place & need to keep county communications open. Need to get the support from the new Russell Bayou board, II needs RB on board in this project, Previous boards and owners all understand the value in obtaining this land from the county. Currently looking into developing a nonprofit may be best plan and is being investigated.
- Emergency Contingency Plan- Brian Kershaw spoke about Emer. Cont. Plan for future storms and how the Island received help from FEMA after Hurricane Sally. Brian stated clean up is a group effort and depending on the storm different areas may be affected, therefore it should be looked at as a group effort. II consolidating debris piles was very helpful in the pickup from FEMA, keeping it organized. Need volunteers from each area of the island to work in sections, especially directly after the storm and days following. It was unacceptable that some owners distributed storm debris on vacant lots, this is not allowed and should not happen. Owners spoke about how many helped to clean up areas, many cleaning up in all areas of the island.
- Drainage, Brian Kershaw, drainage clean out began this Fall. Asking for help, need volunteers to help participate with this project. Drains and greenways need clean out. Some funds are left from 2021, that may be used in 2022, depending on the budget approval at this meeting. This is contingent on Seascape area not being developed. Brian asked for feedback and help, contact info on the website.

- Gate, Rich Dewey spoke about the continuous issue with gate arm accidents. Area by the gate Townhomes 27 townhomes, II HOA will be placing fence. New board will be in touch with developer, no access will be allowed from Townhomes onto N. Shore. This has been addressed in past, no access been approved by II board.
- Roads- Van Goodloe, presented, Everyone thanked Van for his work on the Road project. Contract \$121,800.00 approved to start by 01/10/22, with Roads Inc. Fall rain and covid was part of delay of starting this year. Contactor to take care of all 11 roads and 1000 ft soft shoulder on II Road to RB entry, new road plan to start again in 5 years. Suggesting 10 K per year for future paving. The county is responsible for the drainage on the causeway, County has been notified. County was informed to mobilize with Road Inc. during the HOA road project, to perform the causeway repairs needed.
- Island Beautification, Rich Dewey, built the new sign for the Entry, to be placed at S. Side of the Road
  - Landscaping, Entry Irrigation proposal approved by board @ \$1275.00 & New Landscape Proposal with new landscaping, with pedestrian and bike path in limestone, adding additional landscaping. Estimate is \$6300.00 for the landscaping/entry project. II will wait until the landscaping/fencing is complete at the townhomes currently under construction.
  - Community Park Improvement Planning, Plan to rebuild the pier, tables and fencing have been placed back, Pier will be done this month with volunteer labor, Will LaFavor, thanked for work he has done in the park and his work directly after Hurricane Sally.
- Welcome Committee: Jamie Farber, deliver flowers/cookies to new owners, letting them know about the FB page and Website.

G. Old Business:

H. General Discussion (open forum)

I. Budget for 2022, any further questions? Improved vs Undeveloped lots % discussed.

Motion to approve the budget with increase Gary Carmack, 2<sup>nd</sup> by Chad Linkous.

Vote was 57 for, 2 against, motion carried.

New 2022 Budget will be mailed to owners, with 2022 billing statements.

Any dues unpaid after 03.31.22, owners account will be forwarded to association attorney for collection.

J. Adjournment @ 7:55 p.m.

Immediately following the Annual Meeting, a brief Board of Directors Meeting will be held for organizational purposes, election of 2022 Officers.

President- Chad Linkous

V-Pres.-Brian Kershaw

Sec. - Gary Carmack

Treasurer -Rich Dewey

4<sup>th</sup> Tuesday of Month, January 2022 @ 5 :00 p.m. will be the next board meeting.

Location TBA