

# INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

## 2022 SEPTEMBER HOMEOWNERS MEETING

Tuesday, September 27, 2022

Southwest Branch Library

12248 Gulf Beach Highway

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Board Members in attendance: Gary Carmack, Kelly Gontarski, Brian Kershaw, Chad Linkous, Will York, Rich Dewey and Brady Barton.

Absent: Skip Hull and Ryan Rollins

### **Meeting Called to Order at 5:01 pm**

**Approval of Last Month's Minutes:** Kelly made motion, 2nd by Brian, motion passed.

**Financials:** Rich informed everyone that we had around \$40,000 left in budget. He stated that the board should stay conservative due to the possibility of the legal expenses for SeaScape. We had approximately \$75,000 in Operating account, \$18,000 in Reserve and \$10,000 in outstanding.

There is still about \$10,000 outstanding dues.

Budget Meeting scheduled for October 12th at Kelly's house.

**CC&R:** Kelly gave report of time frame of the covenants and the delivery to the Attorney in June, Chad, Gary and Kelly had meeting with the attorney in July and have not received the covenants back from her. Both Chad and Kelly have tried to get in touch with the attorney and have not received any word from her. Kelly informed board that we do not have the time left in this year to present to the residents and vote, this year. She stated that we may have the option to have a Special Meeting next spring, if approved by another legal opinion.

Gary made motion to postpone covenants till next year, 2nd by Brian: motion passed.

**Gate:** Rich stated that he doesn't have any finale bids on a new gate, but we should expect that the costs will be around \$60,000.

**SeaScape:** Dennis Geary ave report to the Board that he had not heard back from the county. Adam (Conservation Florida) had geo-located all the all the points of Seascape and he would return in two weeks come back to us. Dennis has sent an email to Adam and the County to schedule a zoom meeting to introduce everyone and walk through where we are. Brian Sullivan and Dennis are scheduled to do a zoom this Thursday (29th) to go through easement template. County has our nonprofit paperwork. Dennis has called Warrington Bank and they were not interested in doing our nonprofit checking account. Will need to look for another bank. Dennis stated that after he and Brian were through with the easement paperwork, that he would pass to the Board. Dennis stated that in the easement paper work that we might want to state that at sometime, we might want to revisit the plan.

**Drainage:** Brian reported that the Greenways are 100 good and Bert (Grass Cutter) is doing a really good job. The Island is draining much better and we are still waiting on a call to property owner in Russell Bayou to dig out Crystal Creek. Chad stated that he and Gary would try to get him on a video, soon.

Brian informed on the installation of the culvert behind 16506 North Shore Lane, 30 inch 40 foot long culvert. We dug out another ditch behind 16608, behind two Flynn houses to correct a drainage problem. This ditch drains into a ditch in SeaScape. Gary stated that again, we are fixing problems that are created by contractors and this cost the HOA money.

**Emergency Planning:** Brian stated that everything is in place and we are ready. Gary suggested that we put some more out if a hurricane is projected to head this way.

**Roads:** Chad has been talking to Vann Goodloe and they are going to get Roads Inc back to get an up to date budget for the rest of the roads. The budget we have is several years old and we need an up to date estimate.

Brady asked if we are still going to install the speed bumps that are planned, this year? Chad said that costs are high for just doing speed bumps. Brian will look at cold sealing bumps.

**Island Beautification:** Kelly stated that she had two irrigation company's come out to price North Shore Drive for irrigation, once we plant bamboo. Will wait till the Condos are finish to do anything.

**Community Park:** Will stated that the residents like the new swings. He has one more sail to install over concrete pad. Will is still working on the Dock Bids for budget meeting.

**ACC:** Will gave report on new pools, cleared lots and New Houses ( no report handed to recording secretary) that are planned and or under construction.

**New Business:** Gary questioned policy of the Island Facebook page and could the HOA control what is posted on it. Discussion on what and what not could be done. Concern was the false information that is sometime posted on it.

**RESIDENT DISCUSSION:** Several people thanked the Board for the changes and work that has been done. Another discussion about speed bumps and heights of bumps. Questions on SeaScape and Chad gave history of it and the entire area is 102 acres with all the different parcels.

**Motion to Adjourn:** made by Gary, 2nd by Skip