

INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

2023 APRIL HOMEOWNERS MEETING

Tuesday, April 25, 2023
Southwest Branch Library
12248 Gulf Beach Highway

Board members in attendance: Will York, Chad Linkous, Rich Dewey, Kelly Gontarski, David Legendre, Brady Barton, Julie Sparks

Residents in attendance: Bonnie Kershaw, Brian Kershaw, Cynthia Legendre, Sheila Pittman, Shanta Pittman, Jennifer Phillips, Teddy Tran, James Alden, Andrea Wraalstad, Skip Hull, Larry Morris, Brian Sullivan, Sharon Sullivan, Kerrie Bizzell, Deanna Christon, Gretchen Caola, Joe Caola, Sally Wells, Mike Wells, Eric Caudey, Jacqueline Kornelis, Missy Britt, Trace Britt, Nancy Law, Jerry Garcia, Yvonne Garcia, Dennis Geary, Tom Gramlich, Glenn Wick *(spelling of names was interpreted from handwritten sign-in sheet)*

Meeting called to order at 5:00pm

Approval of Last Month's Minutes: Motion by David, seconded by Rich

Financials: Rich reviewed the current financials. He stated that \$2,498.74 had been received as restitution payments for the stolen street signs and also received \$112.00 for damages from the realtor who hit the cedar fence at the front entrance. He stated Skip filed a report at Chad's request with the police and video was provided to them of the driver who hit and left the gate in April. A resident was asked about their outstanding dues and the resident said their dues were paid and that they should have been asked privately. Several other residents brought up posting issues with HOA dues payments to Etheridge Property Management. Chad said some issues may stem from the fact that checks received in April by Etheridge will not show until the May report for received dues. Chad said he would follow up with Ethridge to research any issues.

Gate: Rich stated that he would get the electronic message board in soon and he will work on setting it up and plans to install it at the front entrance in the next several weeks.

SeaScape: Dennis reported we are still waiting on the county for status on the Seascape conservation area and he will continue to reach out to Debbie Bauer at the county office. Dennis stated he is inviting Commissioner Jeff Bergosh to visit and have a guided tour of the conservation area to help promote the project. Chad gave a history on the 3 year effort to place Seascape in conservation. Chad stated that the areas pending conservation status are currently owned by the county which include the land at the end of Red Cedar and the Seascape area. He stated that because that is currently county owned property, they are in a no trespassing

status. Anyone can be cited by Escambia County for violating the no trespassing postings. Chad also stated that if the county does not move forward to place Seascape in conservation and instead develops the land, the HOA would then file a lawsuit against the county. Dennis volunteered to show the presentation at the next HOA meeting promoting the conservation of Seascape that has been prepared for the county. Chad mentioned ideas for improvements to the conservation area if the county grants it including a bird watch tower and nature information stations.

Drainage and Greenways: David stated he is doing some drainage work at Red Cedar and N. Shore Rd. He said there is a drainage ditch on N. Shore Dr. that needs clearing out but it is 12 feet deep and the debris is heavy. He suggested hiring a crew to use equipment to remove the debris. Chad stated he would take a look at it. David asked Chad about the status for Crystal Creek drainage work and Chad stated he is trying to find another access as the adjacent property owner has not responded to assist.

Emergency Plan: Skip stated he is uncomfortable posting hurricane information door hangers on residents' front doors due to safety concerns. He said instead he would like to add to the storm and emergency related content on the HOA website by the end of May and he'll post links to the information on the neighborhood Facebook page to help promote access. Will added that the causeway floods before and during large storm events and Skip agreed that evacuation decisions need to be made two days before the storm. The slogan of "the first 72 are on you" came up reminding residents that it's up to each resident who stays on the island during a storm to make sure they have enough food and water for the first 72 hours after a storm as access to and from the island is generally not possible for several days. Brian stated that the door hangers were originally intended to educate people as storm season starts and that he would still like to pass out the remaining printed materials out to his area of the island. It was mentioned that both the Chamber of Commerce and WEAR have excellent information resources for residents.

Roads: David asked Roads Inc. to do an assessment of the roads for planning and cost purposes. David feels the roads that need immediate attention this year are the north and south parts of Innerarity Circle. He also said the front half of IPR from the gate to Russell Bayou was a priority and that Russell Bayou will pay for 21.6% of those road repairs. He stated next year he would like to focus on the other half of IPR. David stated that another speed bump will be added to N. Shore Dr at a cost of \$1,500. Either Patriotic Paving or Roads Inc. will be contracted to do the installation. David stated that an area of new construction has left a large square cut into the road on N. Shore Rd caused by ECUA or the contractor. He said he will work to get them to rectify the problem.

Island Beatification: Kelly stated that she installed salvia and lavender in the flower bed at the front entrance as the plants are supposed to be deer resistant. She again reported that if the townhome irrigation and landscaping plan for the property is executed fully, it should alleviate the HOA from having to install irrigation down N. Shore Drive to water barrier plantings and hopefully, require fewer plantings paid for by the HOA. The plan is to wait and see what is

actually completed by the developer and then the board can make decisions on needed additional landscaping and or fencing.

Community Park: Will stated that pilings for the new kayak launch would be set this weekend. The pilings were donated by the townhouse development and all work would be volunteer labor. David thanked volunteers for helping construct the frame for the sails at the park. David brought up that he feels that a railing is needed for safety along the seawall due to the sharp rocks. He's concerned children or an elderly resident may fall into the rocks and be injured. He proposed attaching 130 feet of railing to the bulkheads at a cost of \$1,061 using all volunteer labor. He would also like to add a five-and half-foot wide deck along the railing for a cost of \$2,410. David said we need 8 loads of dirt for the multi-use court installation and the area would need scraping so the decking would have to come after the land preparation. He stressed that he needed an answer on the projects because the railing project measurements would depend on whether we are adding the decking. David said we would need an additional \$3,200 for dirt and an additional \$1,000 for the cost to move it. Rich pointed out that would round to \$7,700 total additional costs for the park. Tom says he thinks the total for the multi-use court will be \$14,000 total. Rich stated \$12,500 was budgeted. Tom stated that placing the court parallel to the woods would take more dirt due to the angle of the land there. He says placing the court parallel to the road would save \$3,000 in fill dirt costs. Kelly made a motion for the board to meet at the park to discuss and finalize the placement once and for all. David seconded. David asked for a vote on adding the railing, decking and dirt he proposed for a total of \$7,700. The board voted yes; Kelly abstained. A resident voiced concern that the board could pass the expense without residents voting on the project/expense. It was brought up if signage regarding user liability could be added to the park and Kelly made a motion to add the signage and Dave seconded. David asked if we could add a suggestion box to the front gate to collect feedback and/or proxy votes in the event of elections but Kelly asked if we could add a suggestion box to the functionality of the HOA website instead and it was agreed that would be more accessible and efficient. She said maybe we could add a box to collect proxy votes at a needed time but pre-paid postage envelopes would probably be more effective.

ACC: Will provided the following Architectural Control Committee report:

Current and New Proposed Projects –

- 16600 Egret Circle – request for fence and tree removal/replace with healthy trees. Partial fence
- 5830 Red Cedar – new homeowner submitted request to paint house. Planning to install fence.
- 5846 Red Cedar – request for house front renovation, structure, and material change. The remodel will include hurricane windows, hardiboard, board and battan siding.
- 5412 N Shore Rd - lot being prepared for construction, wetlands survey and soil testing occurring.

- 5620 Innerarity Circle – inspected pool installation by Blue Haven. The excess dirt can be used to build up the circle at the end of the street.
- 5970 Red Cedar – Peter Wendt sent email to Cheryl stating work will begin in two weeks.
- 5308 N Shore Rd. – Gray home footprint to be stacked out, construction to begin
- 16290 N Shore Drive – request to remove oak tree over house, insurance requirement.
- 16783 Innerarity Point Rd. – lot owner interviewing contractors for possible new build.
- 16600 Blue Heron – request to bush hog and remove a few trees. Work completed this week.
- 16330 N Shore Drive – homeowner has requested removal of a few trees, preparing for new addition.
- 16306 N Shore Drive – pool project has begun. Reviewed foundation for new addition, which will include a master bedroom, second bedroom, with bath, office, and extended garage.
- 5430 N Shore Rd – homeowner removed three trees and will donate replacements to the HOA.
- 5622 Innerarity Circle – lot approved for partial bush hogging. Survey completed last week.
- 5851 Red Cedar – homeowner has submitted a fence request. Fence installation has begun.
- 16240 IPR – received a request for a pool, tree removal and fence approval. Blue Haven, contractor. Tree removal completed. Pool installation has started.
- 16546 Innerarity Point Rd – homeowner requesting tree removal in preparation for a pool, Holcomb Pools is the contractor.

Additional topics

- Speed bump request. ACC recommends the speed bump should be consistent with island.
- Mr. Wendt sent a letter to Etheridge that construction on repairs will begin on his house on Red Cedar
- It was noted that all dirt removed from pool installations is repurposed whenever possible by the HOA with homeowner and contractor permission.

Welcome Committee: No members present.

Covenants and Amendments Update: Kelly shared language with the board for three proposed amendments regarding short term rental restrictions, non-refundable impact fees for construction, and approval of sheds with ACC review. Julie agreed to help work on the amendments. Kelly reminded the board it will take the affirmative votes of 2/3 of the island, or 245 votes, to pass the amendments based on the current covenant voting protocol. Kelly again stated that the By-Laws could easily be amended to address changing the fiscal year at the annual meeting as the voting protocol for that document to amend is stated as a vote of a majority of a quorum of members present in person or by proxy at an annual meeting or special meeting. Kelly reminded the board that amendment proxy and meeting documents may only go out 90 days before the meeting/vote but we could hold informational meetings about the amendments ahead of the materials being sent out. A realistic timeframe would have to be decided that could allow for getting the necessary participation and she said she would continue the discussion via email with the board.

New Business:

Island Information – Chad stated the HOA website is the only information that the HOA manages. He said the neighborhood Facebook group is not managed by the HOA. He asked resident to access the HOA site to review meeting minutes and he reminded that the minutes are always 30 days behind as they have to be approved by the board at the next month’s meeting before they are posted. It was suggested for timeliness that maybe the minutes could be posted as “unapproved” until the next meeting and if approved by the board, then changed to “approved”.

Security Cameras- David stated the security cameras have been put up at intersections around the island but are not active yet. Chad discussed the reasons the cameras were proposed and approved by the board. He cited the two incidents in October and November where 46 street signs were stolen in the neighborhood which resulted in board members asking residents for Ring camera footage for the police which was not optimal. He noted that in just the last 24 hours the police contacted the HOA for any video footage available of the townhouse development as it was robbed of multiple sets of cabinets from the work site. He said unfortunately the HOA is often alerted by contractors and residents that building supplies on the island are frequently stolen off work sites. He said the cameras would not be wi-fi accessed by the board, that the memory cards would overwrite every seven days and that the memory cards would only be pulled by Rich for viewing if a crime was committed. A question was posed about why a camera was placed at the community park and Chad answered it was to aid in catching vandals who destroy or steal our community property. Chad stated that to ease privacy concerns, a still shot of the view of each of the 12 cameras will be posted to the HOA website. Camera angles can be moved if a resident has concerns. One camera on IPR has already been relocated to a tree as it was mounted to a utility pole which the HOA does not have permission to use. Multiple residents expressed their frustration and stated that they understand the use of the cameras, they just did not appreciate the way they were communicated with on Facebook by board members. They felt communication could have been more professional and proactive regarding the cameras.

Street Lighting at Intersections – Chad stated it would cost approximately \$40,000 to add 12-15 street lights at the neighborhood main intersections. No movement was made to pursue the project at this time.

Vacant Board Position – Chad stated there is an open board position and anyone can nominate a candidate. No one was nominated. Tom stated he would post the vacancy on Facebook.

Open Discussion- Tom asked how Covenant and ACC violations are handled. Will said that the attorney sends a letter to the resident to start the process. If they do not comply within 2 weeks, the HOA has the right to fine the resident \$100 a day up to \$1,000 per violation. If the fines are not paid then a lien can be placed on the property.

Motion made to adjourn: Rich made motion at 6:48pm and it was seconded by Chad.

Innerarity Island Assoc., Inc. 2023 Budget Worksheet					Through 3/31/2023
		APPROVED			
Line		FY 2023	FY 2023	FY 2023	
Number		Budget	YTD Actual	YTD Var.	Notes
RECEIPTS					
1	Dues & Assessments	135,310	106,612	(28,698)	
2	Late Fees	200	87	(113)	
3	Interest Income	75	30	(45)	
4	Misc. Income	0	150	150	
5	Road Impact Fee	1,500		(1,500)	
6	Reimbursements- Russell Bayou	2,700		(2,700)	
7	RFID Stickers	2,000	1,460	(540)	
8	Total Receipts	141,785	108,339	(33,446)	
EXPENSES					
9	Reserve Funding	0		0	
10	Bank Service Charges	50	37	(13)	
11	Impact Fee Refund	0		0	
12	Insurance	4,000	1,088	(2,912)	
13	State Registration Tax	100		(100)	
14	Income Tax	0		0	
15	Seascape (Donation to Conservation FL)	5,000		(5,000)	
16	Welcome/Social Committee	600		(600)	
17	Meeting Expense	1,500	375	(1,125)	
18	Legal Expense	12,000	2,292	(9,708)	
19	Preparation of Tax Return	50		(50)	
20	Miscellaneous Expense	1,000		(1,000)	
21	Postage/Office	2,500	2,073	(427)	
22	Website Hosting Fees	1,000	202	(798)	
23	Management Fees	12,000	5,000	(7,000)	
24	Island Social Events	500		(500)	
25	Right of Way/Greenway Mowing	28,000	10,410	(17,590)	
26	Greenway Maintenance	15,000	7,487	(7,513)	
27	Community Park	1,000	200	(800)	
28	General/Road Maintenance	2,500	1,921	(579)	+\$2498.74 from court case
29	Gate-Landscaping	400		(400)	
30	Gate - RFI Stickers	2,000	1,250	(750)	
31	Gate - Camera System	500		(500)	
32	Gate - Telephone	700	660	(40)	
33	Gate - Maintenance Contract	0		0	
34	Gate - Repairs & Maintenance	2,000	(112)	(2,000)	Fence repaired credit
35	Gate - Internet	1,300	201	(1,412)	
36	Gate - Electrical	1,600	705	(1,399)	
37	Gate - Water	1,500	315	(795)	
38	Gate - Insurance	0		315	
39	Contingency	0		0	
40	Townhouse Border Fence/Landscaping	15,550		(15,550)	
41	Message Board	1,000		(1,000)	
42	Sports Court at Park (Pickleball)	12,500		(12,500)	
43	Dock Addition	0		0	
44	Beach Walk-over	4,450		(4,450)	
45	Total Operating Disbursements	130,300	34,105	(96,195)	
46	Net Operating Income (Loss)	11,485	74,234		

