

INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

2023 AUGUST HOMEOWNERS MEETING

Tuesday, August 22, 2023

Southwest Branch Library

12248 Gulf Beach Highway

Board members in attendance: Kelly Gontarski, David Legendre, Ryan Rollins, Will York, Julie Sparks

Residents in attendance: Cynthia Legendre

Meeting called to order at 5:13pm

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

Financials: Ethridge property management is sending past due letters to owners with unpaid dues. The total is \$18,010.40. The board would like to know from Ethridge when an "intention to file lien" notice would go out on the past due amounts.

Gate: No report

SeaScape: Dennis Geary emailed the following report:

Update on Seascape is we actually received a red-lined and commented review of our land trust easement back from the County manager. Just received this on Monday. She has also requested other documents that we have provided a few times before, however I just resent them to her again today. Brian Sullivan and I will review her edits and make the required changes, answer her comments and plan to have the edited easement document back to her by Friday of this week with yet another request for a Zoom meeting to walk through it. At that time, I will advise her that we have reconnected with our legal counsel for this effort and have brought them back up to speed on the current status so that they can jump back into the discussions as needed.

Drainage and Greenways: David stated that with the current drought, there are no current issues.

Emergency Plan: It was discussed that the HOA will continually direct residents to the emergency information on the HOA website and encourage them to access information provided by county emergency management.

Roads: David asked Roads Inc. to do an assessment of the roads for planning and cost purposes and received pricing. The quote covered Innerarity Circle and IPR. The estimate came in at \$204,044. Russell Bayou's obligation would be about \$10,000. The board agreed to discuss how to approach the project and the expense during upcoming budget discussions.

Island Beatification: Kelly stated she would be working with resident Jerry Garcia on reconfiguring some of the sprinkler zones/heads and bringing in some zoysia sod to repair the grass at the front entrance. At the last meeting, it was agreed that the residents of North Shore Drive should decide what type of barrier fence is installed in front of the townhouse development. Kelly reported on the poll she took of 35 North Shore Drive residents which resulted in 74% of the vote for aluminum and 26% for wood. David and Ryan have agreed to manage ordering materials and help install the fence with additional volunteers. It was agreed that we will wait until the weather cools into the 80's to start.

Community Park: David reported the pickleball court will be re-painted and striped as soon as the weather cools off. ECUA has approved water hook up for the park but they have not installed the meter yet. The plan is to still install a pier and a kayak launch and it will be discussed during budgeting. Residents have expressed continued interest in installing playground equipment at the park. David proposed a few plans that would be cost efficient. Concerns about liability exposure were expressed by Julie. The board agreed to check with Etheridge to see if our liability insurance cost would be affected greatly by installing the equipment.

ACC: Will provided the following Architectural Control Committee report:

- 16783 IPR – lot owner has submitted preliminary house plans for review. Discuss any concerns.
- 5606 N Shore Way – new lot owner has inquired regarding building procedure. Bush hogging form will be submitted and date of work TBD.
- 5419 N Shore Rd – lot has been bush-hogged and awaiting building plans.
- 5416 N Shore Rd - lot being prepared for construction, wetlands survey and soil testing occurred. Spoke with lot owner and Ron Pingrey designing house.
- 5720 Red Cedar – lot owner preparing to build. Lot has been surveyed, awaiting copy of survey and elevation. Classic Homes of Pensacola will be the builder.
- 5544 N Shore Rd – meeting with contractor, trees removed and house footprint to be staked.
- 5309 N Shore Rd – request for exterior material and color change, now board and batten and muted yellow. Not sure if that is the final decision.
- 16330 N Shore Drive – received final new addition plans, contractor submitting to county for permits.
- 16402 N. Shore Cove – homeowner submitted a request for a removable driveway. Intend to remodel a camper/RV. Informed it cannot be used as temporary housing.

- 5460 N Shore Rd – received inquiry regarding a shed and tree removal. Sent forms, no response.

Welcome Committee: Cyndi presented the new welcome booklet and said that Maureen was a huge help in designing it. She stated she already welcomed several new neighbors and they loved receiving the new welcome book.

Covenants and Amendments Update: Kelly asked if we could focus on December 11th for the annual meeting. No one had a conflict. She reported the attorney had yet to get back to her with the amendment review. Julie said she would help draft materials for the mailout so we're ready once we got the approved language from the attorney. Kelly said she would coordinate mailout with Ethridge and the plan was to send out proxies and meeting notices the week of September 11th.

New Business:
No new business

Motion made to adjourn: David made a motion at 6:48pm and it was seconded by Ryan.

Innerarity Island Association, Inc.
Income Statement
Compared with Budget
For the One & Nine Months Ending July 31, 2023

	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 1,258.50	\$ 11,275.83	(10,017.33)	\$ 119,501.32	\$ 101,482.51	18,018.81
Late Fees	0.00	16.67	(16.67)	119.48	149.99	(30.51)
Interest Income	8.02	6.25	1.77	70.27	56.25	14.02
Miscellaneous Income	0.00	0.00	0.00	150.00	0.00	150.00
Road Impact Fee	0.00	125.00	(125.00)	500.00	1,125.00	(625.00)
Reimbursements - Russell Ba	0.00	225.00	(225.00)	0.00	2,025.00	(2,025.00)
RFI Sticker	0.00	166.67	(166.67)	1,848.00	1,499.99	348.01
Total Revenues	1,266.52	11,815.42	(10,548.90)	122,189.07	106,338.74	15,850.33
Expenses						
Bank Service Charge	15.00	4.17	10.83	90.00	37.49	52.51
Insurance	0.00	333.33	(333.33)	2,867.60	3,000.01	(132.41)
Taxes - State Registration	0.00	8.33	(8.33)	61.25	75.01	(13.76)
Welcome/Social Committee	0.00	50.00	(50.00)	0.00	450.00	(450.00)
Meeting Expense	0.00	125.00	(125.00)	375.00	1,125.00	(750.00)
Legal Expense	422.50	1,000.00	(577.50)	3,914.16	9,000.00	(5,085.84)
Miscellaneous Expense	0.00	83.33	(83.33)	0.00	750.01	(750.01)
Prepare Tax Return	0.00	4.17	(4.17)	0.00	37.49	(37.49)
Postage/Office	0.00	208.33	(208.33)	2,537.39	1,875.01	662.38
Website Hosting/Annual Fee	0.00	83.33	(83.33)	201.86	750.01	(548.15)
Management Fee	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00
Island Social Events	0.00	41.66	(41.66)	0.00	375.02	(375.02)
Right of Way Mowing	2,140.00	2,333.33	(193.33)	18,970.00	21,000.01	(2,030.01)
Greenway Maintenance	0.00	1,250.00	(1,250.00)	10,437.34	11,250.00	(812.66)
Community Park	510.32	83.33	426.99	5,450.24	750.01	4,700.23
General/Road Maintenance	1,159.48	208.33	951.15	11,916.02	1,875.01	10,041.01
Gate - Landscaping	0.00	33.33	(33.33)	232.96	300.01	(67.05)
Gate - RFI Stickers	0.00	166.67	(166.67)	1,250.00	1,499.99	(249.99)
Gate - Camera System	0.00	41.67	(41.67)	0.00	374.99	(374.99)
Gate - Internet	0.00	108.33	(108.33)	0.00	975.01	(975.01)
Gate - Telephone Expense	153.94	58.33	95.61	1,168.49	525.01	643.48
Gate - Repairs	235.00	166.67	68.33	122.77	1,499.99	(1,377.22)
Signs	0.00	0.00	0.00	(2,498.74)	0.00	(2,498.74)
Beachwalk	0.00	370.83	(370.83)	0.00	3,337.51	(3,337.51)
Pickle Ball Court	0.00	1,041.67	(1,041.67)	10,826.75	9,374.99	1,451.76
Townhouse Border Landscap	0.00	1,295.83	(1,295.83)	0.00	11,662.51	(11,662.51)
Message Board	0.00	83.33	(83.33)	609.70	750.01	(140.31)
Gate - Electrical Expense	137.61	133.33	4.28	1,248.35	1,200.01	48.34
Gate - Water	160.57	125.00	35.57	653.07	1,125.00	(471.93)
Total Expenses	5,934.42	10,441.63	(4,507.21)	79,434.21	93,975.11	(14,540.90)
Net Operating Income	(4,667.90)	1,373.79	(6,041.69)	42,754.86	12,363.63	30,391.23
Other Expenses						
Net Income	\$ (4,667.90)	\$ 1,373.79	(6,041.69)	\$ 42,754.86	\$ 12,363.63	30,391.23