

# INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

## 2023 FEBRUARY HOMEOWNERS MEETING

Tuesday, FEBRUARY 21, 2023

Southwest Branch Library

12248 Gulf Beach Highway

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Board members in attendance: Will York, Brady Barton, Gary Carmack, Chad Linkous, Rich Dewey, Kelly Gontarski, Skip Hull and Ryan Rollins

### **Meeting called to order at 5:00pm**

**Approval of Last Month's Minutes:** Motion by Gary, seconded by Skip

**Financials:** Rich reviewed our current financials sent by Etheridge property management and stated that he would be inputting the data into a more readable spreadsheet and sending it to the board. Skip inquired about the receivables for HOA dues and if past due letters for those delinquent properties have been mailed out and Rich confirmed that Etheridge had mailed them and the HOA attorney was involved. Skip asked if the financials could be posted to the HOA website along with the meeting minutes and Gary made a motion to do so and Kelly seconded. Gary inquired about how budget surpluses are handled at year end and Rich stated excess moneys could be put into the roads funds if approved by the board. Skip asked for clarification on the amount board members can spend for repairs or maintenance without board approval which Cheryl Kelly from Etheridge Property Management had stated at January's meeting was \$500. Chad further clarified that the provision is meant for projects approved in the budget, not arbitrary spending. Gary provided an update on the juvenile offenders who confiscated and damaged street signs within the HOA in October and November of 2022. The juveniles were at trial for said offenses on January 31<sup>st</sup>, 2023. The judge ruled juvenile defendants #1 and #2 are responsible for \$4,120 in restitution and defendant #2 is responsible for \$1423 in restitution. Chad stated the restitution letters should be sent from the clerk of court within 30 days.

**Gate:** Rich stated that in the last several days a vehicle had knocked the gate arm down, snapping the fiberglass bolt and he reattached the arm. Skip asked if repairs due to cars hitting the gate could be recorded including dates, damage money collected, parties involved, cost and time to repair. Rich stated he could share the info and Skip could record it.

**SeaScope:** Brian Sullivan provided an update on the progress of the conservation easement. He stated that all parcel numbers had been collected. He stated that Conservation Florida recorded multiple rare and endangered species of plants and animals within the conservation area. Brian stated that additional tracks including several acres at the front entrance were to be included in the conservation area. Dennis Geary added that required items to progress the project have

been updated for recording and we should have a status update in the coming weeks. He stated a presentation deck would be provided to the county commissioners and when the item is up for vote, he will inform the community so we can show an outpouring of support at the county commission meeting.

Gary asked Dennis if Brian Kershaw, who removed himself from the Seascope board, could return. Dennis said that due to the filings being submitted already that he could instead add Brian to the advisory board.

### **Drainage and Greenways:**

Gary reported the following work done in Seascope:

- 2 drain pipes were installed in ditches on the east end of the island and were backfilled with dirt
- Broken concrete was installed around the culvert of the Penny's house and backfilled with dirt
- A ditch was cut on the north end and east of Seascope Drive for easier mowing
- A ditch was dugout west of Seascope Circle for better drainage
- Forrest mulching was done on westside of ditch running north from IPR to the ditch behind Jami's and this will need to be bush hogged several times over the summer
- Forest mulching was done and the ditch was graded that runs west to N. Shore Road beside Jami's house
- Forrest mulching was done on ditch from red Cedar going north
- Sand was removed and area was graded on Red Cedar for better drainage
- Trees removed from ditch on IPR

Gary asked Chad to contact the land owner adjacent to Crystal Creek for cooperation so that drainage work may be done.

**Emergency Plan:** Skip volunteered to chair the Emergency Plan and set a goal of getting emergency flyer information dispersed in June. Residents Kerrie Bizzel and Sheila Pittman volunteered to help.

**Roads:** Gary reported that a load of crushed gravel was installed and graded at each of the two east end circles of Innerarity Circle at \$800 per load. David Legendre volunteered to chair Roads going forward.

**Island Beatification:** Kelly stated that the two areas of the front entrance fence that were hit by vehicles had been repaired and she stained them. She said one driver provided his information and was sent an invoice for his damage costs. The other driver was not identified.

Kelly stated again 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 asked if the board could meet at the park to plan the placement for the installation of the multi-use recreational concrete pad at the park. The board agreed. Will stated that a sample piling fence will be set up at the seawall for board members to look at and then decide on how to move forward.

**ACC:** Will submitted the following report on current and proposed projects –

- 5457 N Shore Rd – homeowner removed 6 trees, installing new turf, bushes and awaiting new trees
- 5620 Innerarity Circle – request for pool, fence, breezeway, and pool house. Approved tree removal for pool project. Did not approve detached pool house. Awaiting revised plans.
- 5960 Red Cedar – awaiting blueprint copies and date for tree removal.
- 5970 Red Cedar – gave homeowner statement for past due HOA dues. Met with contractor for repairs and trash pickup. Awaiting approval to proceed.
- 5605 N Shore Way – approved removal of 5 pines trees in preparation for concrete pad.
- 16530 IPR, owner inquired on Facebook about landscaping. Need to contact homeowner.
- 16500 IPR – homeowner submitted pool request, Nelson Pools. The pool is fiberglass, 11 x 23 and will begin construction this month. Need to meet contractor to insure drainage procedure.
- 16330 N Shore Drive, owner will conduct major renovation, replace windows, expand deck, remove trees, add a three-car garage. Approved 6-foot deck expansion. Awaiting remodel plans.
- 5591 N Shore Way – Steve Shannon, lot owner submitted bush hogging paperwork.
- **Construction sites and lot development**
- Dorsey lots, no customer interest yet
- 5931 Red Cedar – lot owner researching builders.
- 5596 Innerarity Circle - lot owner researching ways to build a house.
- 5579 N Shore Way – Cheryl Kelly asked if I knew what was happening with that lot.
- 5850 Red Cedar – garage with connecting breezeway construction has begun.
- 5900 Red Cedar – construction pending as paperwork is being completed.
- 5790 Red Cedar – lot owner asked if I could check his lot. Appears something was buried.

### **New Business:**

**Board Member Replacement-** David Legendre volunteered to serve on the board. Skip motioned to approve and Ryan seconded. No one was opposed. David stated his wife would like to chair the welcome committee.

**Covenants and Amendments Update:** Kelly reported she had a meeting with Suzanne Blankenship, the HOA attorney, and discussed whether an updated covenant should be put up for an association vote or only several amendments. Kelly reported that the attorney stated either strategy would require a two-thirds majority vote of the association as written in the current covenant. The attorney stated that an amendment to the existing by-laws would only

require a two-thirds vote of the association voting in person or by proxy as that is what the existing document outlines. Gary voiced his disagreement with the interpretation by the attorney regarding the requirement of a two-thirds vote of the entire association to revive or amend the covenant. Several board members concurred. Kelly stated that per the board's wishes she would secure a second counsel for legal opinion and provide that to the board and they could decide how to proceed.

Gary submitted his resignation from the board as of 02/21/2023. He plans to remain on the Seascape Board.

**Input from Residents:**

- A resident asked about the timeline for an amendment or covenant vote that would allow sheds
- Questions were posed regarding who would be in-charge of the Pickle Ball court project and Skip said he would be in-charge.
- Questions were also asked about notification methods for asking for project volunteers and the status of board participation on projects or committees.

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

## Innerarity Island Assoc., Inc. 2023 Budget Worksheet

Through 1/31/2023

Line Number	APPROVED			Notes
	FY 2023 Budget	FY 2023 YTD Actual	FY 2023 YTD Var.	
<b>RECEIPTS</b>				
1	Dues & Assessments	135,310	72,083	(63,228)
2	Late Fees	200	74	(126)
3	Interest Income	75	23	(52)
4	Misc. Income	0		0
5	Road Impact Fee	1,500		(1,500)
6	Reimbursements- Russell Bayou	2,700		(2,700)
7	RFID Stickers	2,000	1,340	(660)
8	<b>Total Receipts</b>	<b>141,785</b>	<b>73,520</b>	<b>(68,265)</b>
<b>EXPENSES</b>				
9	Reserve Funding	0		0
10	Bank Service Charges	50		(50)
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	1,504	(10,496)
19	Preparation of Tax Return	50		(50)
20	Miscellaneous Expense	1,000		(1,000)
21	Postage/Office	2,500	1,432	(1,068)
22	Website Hosting Fees	1,000	202	(798)
23	Management Fees	12,000	2,000	(10,000)
24	Island Social Events	500		(500)
25	Right of Way/Greenway Mowing	28,000	4,280	(23,720)
26	Greenway Maintenance	15,000	1,100	(13,900)
27	Community Park	1,000		(1,000)
28	General/Road Maintenance	2,500	2,092	(408)
29	Gate-Landscaping	400		(400)
30	Gate - RFI Stickers	2,000	1,250	(750)
31	Gate - Camera System	500		(500)
32	Gate - Telephone	700	356	(344)
33	Gate - Maintenance Contract	0		0
34	Gate - Repairs & Maintenance	2,000	39	(2,000)
35	Gate - Internet	1,300	100	(1,261)
36	Gate - Electrical	1,600	414	(1,500)
37	Gate - Water	1,500	193	(1,086)
38	Gate - Insurance	0		193
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	<b>Total Operating Disbursements</b>	<b>130,300</b>	<b>16,424</b>	<b>(113,876)</b>
46	<b>Net Operating Income (Loss)</b>	<b>11,485</b>		

**APPROVED  
2033  
Budget**

Annual Dues Revenue:

Number of Improved Lots

**Dues per Improved Lot**

242

**\$430**

Number of Undeveloped Lots

**Dues per Undeveloped Lot**

125

**\$250**

TOTAL DUES (to Line 1)

**\$135,310**

Line 6 - Russell Bayou pays 21% of costs for entry gate (including repairs, maintenance, and insurance) and shared portion of IPR.

Line 9 - Reserve for capital expenditures and deferred maintenance.

**Cash Balances:**

**12/31/2022**

Operating Account\*

102,316

Reserve Account - General

38,542

Reserve Acct.-Roads

172,631

**TOTAL CASH\***

**313,489**