

INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

2023 JULY HOMEOWNERS MEETING

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

Board members in attendance: Chad Linkous, Rich Dewey, Kelly Gontarski, David Legendre, Brady Barton, Ryan Rollins

Residents in attendance: Bonnie Kershaw, Brian Kershaw, Cynthia Legendre, Sheila Pittman, Glenn Wick, Jack Keel, David Robertson, Sherry Beene (*spelling of names was interpreted from handwritten sign-in sheet*)

Meeting called to order at 5:02pm

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

Financials: Rich gave an update on HOA financials. He stated we have about \$19K in outstanding HOA dues which are primarily from owners of undeveloped lots. Ethridge property management is sending past due letters. Ryan asked if residents with unpaid dues retain voting privileges and Rich stated they do not.

Gate: Rich stated there was nothing new to report for the gate.

SeaScape: Chad stated there were no new updates for the SeaScape conservation area as we are still waiting on the county attorney to follow up with us to move forward.

Drainage and Greenways: David stated he is continuing to work on drainage issues at Red Cedar and is working with the homeowners. He stated maintaining the ditches will be critical in keeping them clear of grass and organic material. He said he will also be focusing on N. Shore Road drainage. He said it will be critical for builders to ensure drainage is directed to the back of the properties.

Emergency Plan: No Report

Roads: David asked Roads Inc. to do an assessment of the roads for planning and cost purposes and is waiting on pricing. 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.

Island Beatification: Kelly stated she dethatched the grass hot spots at the front entrance and spread sand to help the grass fill in. She also sprayed for weeds. A resident was also helping with fertilizer. She stated she installed some new flowers and was aware that one of the lantern bulbs was out and would change the bulb.

She stated that now that the townhome landscaping was completed, the board should move forward on installing fencing and landscaping down the 345 feet of North Shore Drive and they agreed. She proposed installing a stained wooden fence matching what we have at the entrance. She said we could continue it around the curve at N. Shore Drive and IPR and raise it to a 4-foot height down the length of N. Shore Drive. The budget for the fence and landscaping is \$15,000. David stated the wooden fence could be built for well under \$5,000 leaving us ample funds for landscaping down N. Shore Drive. Also we have a large cost savings since the townhomes installed irrigation down North Shore Drive that will cover any landscaping we install. Kelly asked for a vote to approve the wooden fence. Brady, David, and Kelly voted yes. Rich and Chad said they didn't have an opinion. Ryan voted no and suggested installing a metal fence instead. It was decided that the residents adjacent to the fence on N. Shore Drive should be the ones to choose since they will see it the most. Kelly said she would do a poll of the residents on North Shore Drive and let the board know what was decided to be installed. David said he would have the utilities marked so as soon as we had the tally of votes, we could start on the fence.

Community Park: David reported that unfortunately the paint applied to the pickleball court bubbled after drying. It is being removed and redone. David stated the paint vendor credited us for the cost of the paint. Hopefully the court will be re-painted and striped by mid to late August. The cost of the basketball net was stated to be between \$799 and \$999 and Dave said we can address that once the court is finished. Chad stated ECUA approved water hook up for the park. Ryan stated he will donate a 100ft hose for park use. It was suggested to install a horse shoe pit at the park but the board agreed to table any new additions/expenses for the park for 2024.

ACC: Ryan provided the following Architectural Control Committee report:

New Construction and Remodel Projects

- 16306 N. Shore Dr. – Payne pool installed, will be completed once new addition construction is finished. Addition should be completed by September. Lot maintenance has been an issue.
- 16330 N Shore Dr. – trees removed for new addition, which will begin in September. Additional rooms and garage. Homeowner plans to stop septic and connect to sewer line.
- 5850 Red Cedar – approved expanded driveway for new garage and breezeway addition.
- 5416 N Shore Rd - lot being prepared for construction, wetlands survey and soil testing occurred. Spoke with lot owner and Ron Pingrey designing house.

- 5419 N. Shore Rd. – lot ready for bush hogging and tree removal in preparation for construction.
- 5544 N Shore Rd –contractor has prepared lot for construction, house footprint to be staked.
- 5407 N. Shore Rd. – house completed and closing occurred June 30th. New owners have arrived.
- 5309 N Shore Rd – request for exterior material and color change, now onto Plan C.
- 5970 Red Cedar – owner signed construction contract, deposit received, roof repair to begin.
- 5308 N. Shore Rd. – construction well underway and expected completion by year end.
- 5402 N Shore Rd – lot owner plans to begin construction in a few months. They will notify date.
- 5620 Innerarity Circle – new Blue Haven pool installed, request to review pool house proposal with breezeway. Approved.

New Pool and Fence Requests

- 16402 N. Shore Ct. – request for Premier pool and black vinyl security fence. Approved
- 16240 IPR – request for Blue Haven pool, and security fence. Almost completed.
- 5794 Red Cedar - request for a Blue Haven pool, security fence and retailing wall. Approved.
- 16546 IPR – request for a new Holcomb pool, approved and completed.
- 16471 IPR – request to replace old wood fence with white vinyl fence, approved.

Trees and other projects

- 16531 IPR – request to remove Spanish oak tree; arborist evaluated tree condition and house foundation conditions, Request approved.
- 5830 Red Cedar – new homeowner submitted request to paint house. Request approved.
- 5846 Red Cedar – request for house exterior renovation, structure and material change. The remodel will include hurricane windows, hardiboard and board and batten siding.
- 16783 IPR – lot owner working with architect on a new house design. Requested clarification on setbacks and garage with breezeway requirement.
- 5430 N. Shore Rd. – homeowner inquired about a pier. Directed to contact the corps.
- 5622 Innerarity Circle – request to bush hog lot, approved. Working with Melissa on house plans.
- 5468 N. Shore Rd. – request to remove oak tree leaning over house. The Arborist has confirmed hazard, insurance issue.
- 5470 N. Shore Rd. – new homeowner submitted a request for house color change, approved.
- 5469 N. Shore Rd. – request for gazebo to cover outdoor seating area, approved
- 5460 N. Shore Rd. – request for tree removal. Emailed required form for completion.

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. She said they are currently presenting the booklet in a binder but hope to have it printed into a booklet form soon.

Covenants and Amendments Update: Kelly asked to board to approve the draft of the three proposed amendments regarding short term rental restrictions, non-refundable impact fees for construction, and approval of sheds with ACC review. One modification was made to edit the amendment for the shed structure defining the structure can only be one story. It was agreed to hold a vote on the amendments at the annual meeting in December. It was agreed to send the draft to the attorney for finalization and have meeting notices and proxies go out the week of September 10th to meet the 90-day notification requirement before the meeting. Canvassing and any townhall meetings will happen also during the 90 days before the annual meeting.

New Business:

A suggestion was made to install pet waste containers/stations around the island but the board agreed it would be difficult to expect volunteers to regularly clean out the containers. It was decided that all pet owners should continue to be responsible for the removal of their own pet's waste.

Russel Bayou asked if they could post meeting and resident notices on our electric message board. It was decided that it would confuse the Innerarity residents and we would have to decline.

It was discussed that some residents may have used poisons such as rat poisons on the island that have harmed island wildlife. It was agreed to post notices on the HOA website educating islanders that using poisons that can affect animals on the island is strictly prohibited.

A suggestion was made for a neighborhood 5-K run for residents to help support the local charity, Under Dogs.

Motion made to adjourn: Chad made a motion at 6:36pm and it was seconded by Ryan.

Innerarity Island Assoc., Inc. 2023 Budget Worksheet					Through 6/30/2023
		APPROVED			
Line		FY 2023	FY 2023	FY 2023	
Number		Budget	YTD Actual	YTD Var.	Notes
RECEIPTS					
1	Dues & Assessments	135,310	118,243	(17,067)	\$19,114 actual amount still owed
2	Late Fees	200	119	(81)	
3	Interest Income	75	62	(13)	
4	Misc. Income	0	150	150	
5	Road Impact Fee	1,500	500	(1,000)	
6	Reimbursements- Russell Bayou	2,700		(2,700)	
7	RFID Stickers	2,000	1,848	(152)	
8	Total Receipts	141,785	120,923	(20,862)	
EXPENSES					
9	Reserve Funding	0		0	
10	Bank Service Charges	50	75	25	
11	Impact Fee Refund	0		0	
12	Insurance	4,000	2,868	(1,132)	
13	State Registration Tax	100	61	(39)	
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	3,492	(8,508)	
19	Preparation of Tax Return	50		(50)	
20	Miscellaneous Expense	1,000		(1,000)	
21	Postage/Office	2,500	2,537	37	
22	Website Hosting Fees	1,000	202	(798)	
23	Management Fees	12,000	8,000	(4,000)	
24	Island Social Events	500		(500)	
25	Right of Way/Greenway Mowing	28,000	16,830	(11,170)	
26	Greenway Maintenance	15,000	10,437	(4,563)	
27	Community Park	1,000	4,940	3,940	
28	General/Road Maintenance	2,500	8,258	5,758	+\$2498.74 from stolen signs court case
29	Gate-Landscaping	400	233	(167)	
30	Gate - RFI Stickers	2,000	1,250	(750)	
31	Gate - Camera System	500		(500)	
32	Gate - Telephone	700	1,015	315	includes misallocated internet svc.
33	Gate - Maintenance Contract	0		0	
34	Gate - Repairs & Maintenance	2,000	(112)	(2,112)	Fence repaired credit
35	Gate - Internet	1,300		(1,300)	
36	Gate - Electrical	1,600	1,111	(489)	
37	Gate - Water	1,500	493	(1,008)	
38	Gate - Insurance	0		0	
39	Contingency	0		0	
40	Townhouse Border Fence/Landscaping	15,550		(15,550)	
41	Message Board	1,000	610	(390)	
42	Sports Court at Park (Pickleball)	12,500	10,827	(1,673)	
43	Dock Addition	0		0	
44	Beach Walk-over	4,450		(4,450)	
45	Total Operating Disbursements	130,300	73,500	(56,800)	

46	Net Operating Income (Loss)	11,485	47,423		
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