

INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

2023 MARCH HOMEOWNERS MEETING

Tuesday, March 28, 2023

Southwest Branch Library

12248 Gulf Beach Highway

Board members in attendance: Will York, Chad Linkous, Rich Dewey, Kelly Gontarski, Skip Hull, David Legendre

Etheridge Property Management in attendance: Cheryl Kelley

Residents in attendance: Bonnie Kershaw, Brian Kershaw, Cynthia Legendre, Sheila Pittman, Charlie Mitchell, JoAnn Mitchell, Jack Kitchens, Sam McKnight, Holly McKnight, Julie Sparks

Meeting called to order at 5:00pm

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

Financials: Rich reviewed the current financials. Cheryl stated Etheridge Property Management is preparing late statements with interest owed for past due HOA dues. She said residents can pay dues by mail or online with a credit card at Etheridge's website. David proposed gifting residents who pay on-time with a neighborhood logo yard flag to inspire participation. Cheryl did not have an update on the Wendt house's (Red Cedar Dr) excessive past due situation. Will suggested mailing violation letters to an alternative address for Mr. Wendt that he would supply to Cheryl. Cheryl stated two restitution checks for the stolen street signs had been received but she would get back to us on the amounts.

Welcome Committee: Cynthia Legendre introduced herself and her welcome committee team. She stated her goal is to present a robust welcome packet to new owners that provides key HOA info, area restaurant suggestions, community event calendars, and county rules and regulations. They would also present a gift card for \$25 from Hub Stacey's. Hub Stacey's has offered two \$25 gift cards for the price of one, lowering the cost to \$12.50 per welcomed resident. Cynthia stated the gift card along with printed materials are proposed to cost \$20.50 per resident. Rich stated she had a \$600 budget for 2023. Chad volunteered his corporate discount for printing packet materials at Office Depot.

Gate: Rich stated that he had found an electronic message sign for the front entrance with many desired features on Amazon for under \$600. Will made a motion to move forward with the sign and Skip seconded. Rich also stated he has the purchased security cameras. David said he will ask property owners for permission for placement of the security cameras.

SeaScape: Chad stated we are still waiting on the county to find out the status of the SeaScape conservation project. 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. The county will allow the HOA board to access the property to manage drainage ditches only. Chad stated that once the property is moved into the conservation easement by the county, the property will again be accessible to Innerarity Island residents.

Drainage and Greenways: David stated he needs to install a 12-16" culvert near Egret Circle. He stated he is confident that the needs for the rest of the year will be well within budget. He stated he would like to do a little clean up near Russell Bayou and will get some volunteers together to work on it. Chad stated we are still waiting to meet with the property owner, Mr. Hopkins, regarding Crystal Creek drainage work. David stated his goal as chair of drainage is to eliminate neighborhood flooding due to rain events. He said storm surge flooding is inevitable though and not in our control.

Emergency Plan: Skip stated he'll post some advisory information on the neighborhood Facebook page and the HOA website in April to start preliminary planning for hurricane season.

Roads: David stated that some speed bump signs were moved in response to some resident complaints and the issue has been amicably resolved. David said a 15mph sign was relocated on N. Shore Drive. He also stated a few 25mph signs are placeholders until the ordered 15mph signs come in. He stated that any speedbumps causing vehicular damage can be shaved down. David said he is waiting to repair some potholes in areas of new construction when the construction is completed. He will reach out to Patriot and Roads Inc. for pricing for repairs. He said he would like to have the pavement contractors do a full assessment of all the roads on the island to plan the order in which roads will be resurfaced over time. He feels the first priorities will be IPR and Innerarity Circle. Chad added that a resident on N. Shore Drive has volunteered to pay for a speedbump of the plastic style placed near their residence.

Island Beatification: 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. She stated she plans on purchasing and planting deer resistant flowers in the neighborhood sign flower bed at the entrance in the next few weeks.

Community Park: Chad stated we needed to re-stake the placement of the multi-use recreational pad so that the long side of the pad is against the tree line and the short side against the seawall. Skip and David said they will re-stake it. David asked if we can review the bids and start work in the next month. Skip stated we have received two bids and are waiting on a third. The board agreed the plan is to move forward as soon as possible. David stated he is

working on reinforcement beams for the sail poles at the park. He stated he thinks 2x8s will work and he can get them and create the beams and install them for about \$500. Rich made a motion to approve and Skip seconded it.

ACC: Will provided the following Architectural Control Committee report:

Current and New Proposed Projects –

- 5457 N Shore Rd – landscaping possibly complete, need to ask about replacement trees.
- 5785 Red Cedar, request to remove pine tree next to driveway. Tree trunk is decaying. ACC letter sent approving removal.
- 5620 Innerarity Circle – request for pool, fence, breezeway, and pool house. Approved tree removal for pool project. Did not approve detached pool house. Have not received revised plans.
- 5970 Red Cedar – gave homeowner statement for past due HOA dues. Met with contractor for repairs and trash pickup. Homeowner has told contractor to possibly start next week.
- 5605 N Shore Way – submitted picture of proposed shed. Also requesting approval for a deck and gazebo. Sent homeowner the project form.
- 5700 Red Cedar – homeowner has submitted request for covered gazebo.
- 5701 Red Cedar – homeowner has asked to remove leaning oak tree. Coastal Tree Service will evaluate tree and others on the property.
- 16500 IPR – approved pool has been installed, request to expand current fence to cover mechanicals.
- 16330 N Shore Drive – homeowner has begun renovation, expanded deck approved, awaiting finale remodel plans.
- 16306 N Shore Drive – pool project has begun. Need to review initial home remodel plans.
- 16293 N Shore Drive – received request to remove two trees close to the house and replace with additional trees. Insurance concern.
- 5622 Innerarity Circle – lot owner submitted request to bush hog. Approved partial bush hogging since the lot did not have survey markers.

Will also said he would review the violation of covenants letter from Etheridge:

- Discuss new language and tone of notification.
- Create list of violators and procedure for notice

Will stated that Ryan will out of town for most of April so the next ACC meeting will not be on its regularly scheduled date and he will inform the community of the new date.

New Business:

Covenants and Amendments Update: Kelly stated that she wanted everyone on the board to understand that our current covenant is enforceable and legal. She also stated that the “teeth” we supposedly lacked in our current covenant giving us the ability to levy fines on residents for covenant violations is in fact already and automatically granted to us through Florida statute

720.305. She went on to state that the “teeth” language added to the proposed draft of the new covenant was actually copied directly from statute 720.305 as it was not understood it was a tool and power we already had. Kelly then brought up the second opinion provided by the attorney Mr. Brodersen from the law firm of Carver-Darden which concurred with the opinion of Suzanne Blankenship which was that amending or reviving the covenant would take a 2/3 vote in the affirmative of all property owners off the HOA. The board acknowledged this as the legal voting protocol. Kelly asked under these voting requirements if the board wished to continue to move forward with amending or reviving the covenants and the board voted unanimously yes. Kelly asked if the board wanted to pursue passing several key amendments or an entire revived covenant and the board voted unanimously to pursue passing several key amendments. The general thoughts were pursuing amendments containing short term rental restrictions, non-refundable impact fees for construction, and approval of sheds with ACC review. Kelly 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 said she would work with Julie Sparks to draft the proposed covenant amendments for further discussion. A timeline of one year to run an information campaign was proposed by David to get the 245 affirmative votes needed to pass amendments to the covenant. Will noted that the number needed to pass will vary based on dues delinquent residents. Cheryl stated the proxy paperwork and meeting notice can only go out 90 days in advance of a vote but other informational mailings, phone calls and townhall meetings regarding the amendments can happen at any time. David suggested installing a community mailbox at the entrance to help collect proxies during the designated time.

New Board Member – Kelly nominated Julie Sparks to serve on the board. Kelly motioned to approve and Will seconded. No one was opposed.

Input from Residents:

- A resident asked about the timeline for an amendment or covenant vote that would allow sheds

Motion made to adjourn: Chad made motion at 6:18pm and it was seconded by Will.

Innerarity Island Assoc., Inc. 2023 Budget Worksheet

Through 2/28/2023

Line Number	APPROVED			Notes
	FY 2023 Budget	FY 2023 YTD Actual	FY 2023 YTD Var.	
RECEIPTS				
1	Dues & Assessments	135,310	98,482	(36,828)
2	Late Fees	200	74	(126)
3	Interest Income	75	30	(45)
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	Total Receipts	141,785	99,926	(41,859)
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	1,504	(10,496)
19	Preparation of Tax Return	50		(50)
20	Miscellaneous Expense	1,000		(1,000)
21	Postage/Office	2,500	1,682	(818)
22	Website Hosting Fees	1,000	202	(798)
23	Management Fees	12,000	4,300	(7,700)
24	Island Social Events	500		(500)
25	Right of Way/Greenway Mowing	28,000	6,130	(21,870)
26	Greenway Maintenance	15,000	7,487	(7,513)
27	Community Park	1,000	200	(800)
28	General/Road Maintenance	2,500	4,254	1,754
29	Gate-Landscaping	400		(400)
30	Gate - RFI Stickers	2,000	1,250	(750)
31	Gate - Camera System	500		(500)
32	Gate - Telephone	700	408	(292)
33	Gate - Maintenance Contract	0		0
34	Gate - Repairs & Maintenance	2,000	39	(2,000)
35	Gate - Internet	1,300	200	(1,261)
36	Gate - Electrical	1,600	556	(1,400)
37	Gate - Water	1,500	295	(944)
38	Gate - Insurance	0		295
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	30,006	(100,294)
46	Net Operating Income (Loss)	11,485		

**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:

2/28/2023

Operating Account*

115,035

Reserve Account - General

38,542

Reserve Acct.-Roads

172,638

TOTAL CASH*

326,215