

INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

2023 OCTOBER HOMEOWNERS MEETING

Thursday, October 26, 2023

Southwest Branch Library

12248 Gulf Beach Highway

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

Meeting called to order at 5:01pm

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

Financials: Rich reported we were on track to meet our budget for 2023 and we would likely end the year with a slight surplus. Cheryl from Ethridge Property Management asked if they should request the attorney send demand letters for unpaid 2023 HOA dues. Kelly made a motion to approve, Ryan seconded and the board voted unanimously yes.

Gate: Rich reported he received a check from an individual who hit the gate last month. He is awaiting another check from the most recent landscaping truck that hit the gate last week.

SeaScape: Brian Sullivan reported that there has been communication and activity happening with the county. Brian said that he is going to speak with the EPA as another 10 acres needs to be added to the conservation area at the end of the island that would open up the beach access and pathways. The county stated in writing they would allow the beach walkway and observation tower to be built once the conservation area was established.

Drainage and Greenways: On drainage David stated the east end of Seascape and the west end of the island looked good but maintenance will continue. David stressed that all drainage ditches will be kept as clean as possible for optimal efficiency but he hopes residents understand that since we are on an island, all drainage goes to the bay. If the tide is high, drainage will be much slower until the tide is lower. We cannot control the tide.

Emergency Plan: It was repeated 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 both spurs of Innerarity Circle and half of IPR from our gate to Russell Bayou. The estimate came it at \$204K. Russell Bayou's obligation would be about \$8K. This project will start in the 2024 budget year. David stated in 2025 we would likely

redo the 2nd half of IPR. The next priorities would be N. Shore Road, Red Cedar and N. Shore Drive. The goal is to break up the project over the next several years to avoid any assessments being levied for the roads.

Island Beatification: Kelly thanked David Legendre, Glenn Wick, Joe Caola and James Alden for all their volunteer work on the townhouse fencing. She thanked Jerry Garcia for his work on adding sprinkler heads to the front gate area. Kelly stated some new inexpensive zoysia sod was put in at the front gate to replace the grass that took a beating from the extreme heat this summer regardless of daily watering. The hope is the zoysia will be more resilient.

Community Park: Will stated ECUA has not installed the water meter yet so we can't start the irrigation system installation. Several board members said they had irrigation supplied to lend to the sprinkler system project when it's time. David reported the pickleball court will be re-painted and striped as soon. A basketball goal has been purchased and Michael and Missy Britt will be leading the installation. The plan is to still install a pier and some form of a kayak launch at the park.

ACC: Will provided the following Architectural Control Committee report:

- 16783 IPR – lot owner has submitted preliminary house plans for review. Negotiating with EZ Modern Homes as builder. The exterior color scheme has been finalized.
- 16280 IPR – lot owner has submitted home plans for approval. Flynn Built Rockport model, awaiting decision on exterior colors.
- 5419 N Shore Rd – awaiting final house design plans. May not be a piling house construction.
- 16410 N. Shore Ct – homeowner has submitted plans for an attached garage. Meeting homeowner to view garage footprint, possible tree removal, and details involving breezeway.
- 5960 Red Cedar – lot owner has submitted preliminary house construction plans for review.
- 5901 Red Cedar – Lot recently purchased. Owner has requested a wetland survey. Working with Melissa on house design.
- 5306 N. Shore Rd. – received request to paint garage door blue to match shutters.
- 16330 N Shore Drive – received final new addition plans, contractor submitting to county for permits.
- 5846 Red Cedar – property owner request approval for Bahama shutters.
- 5970 Red Cedar – permit approval issues, may need to send letter to homeowner.
- 5460 N Shore Rd – the HOA board received an email requesting info regarding fence installation. Response sent regarding required forms and approval process.
- Will also discussed unkempt property notices and covenant violations

Welcome Committee: Cyndi Legendre was not present but David stated she welcomed one new neighbor this month and has five on her roster coming up.

Covenants and Amendments update and Q&A: Kelly stated that residents can vote on the covenant amendments by proxy or at the annual meeting at 6pm on Monday December 11th at PBUMC. She said residents should have received proxy packets via mail and if they did not, to let the board know. She urged everyone to vote via proxy or in person because two-thirds of

the island residents must vote in the affirmative for an amendment to pass. A resident voiced opposing opinions to several amendments stating they are against more HOA governance. Two other residents had questions about the amendment regarding short term rental restrictions and Kelly clarified that the amendment, if passed, would allow you, if desired, to either rent out your home out 3 times a year for short term periods OR a period of six months or more. This gives resident he flexibility to do limited short-term rentals without the practice becoming a nuisance to neighbors. Kelly also stated the Florida statute is written in this way and for the amendment, if passed, to apply to everyone. The statute governs that if we proposed only a short-term rental ban, it would only apply to existing residents that voted in the affirmative and future residents. Kelly stated another proxy mailing would go out mid-November with the annual meeting agenda and 2024 budget.

Flag Policy: Kelly stated the Innerarity Island covenants do not contain any flag policy or restrictions. David cited Florida statute 720 flag policies that would super-cede our covenant. Joe Caola clarified the Florida statute states no HOA can restrict any resident from flying an American, POW, state or military flag. Joe went on to outline the Escambia County statute which allows for two wind signs (flags) per property.

New Business:
No new business

Motion made to adjourn: Kelly made a motion at 6:12pm and it was seconded by Chad.

Innerarity Island Association, Inc.
Income Statement
Compared with Budget
For the One & Eleven Months Ending September 30, 2023

	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 6,030.00	\$ 11,275.83	(5,245.83)	\$ 125,980.04	\$ 124,034.17	1,945.87
Late Fees	0.00	16.67	(16.67)	119.48	183.33	(63.85)
Interest Income	7.78	6.25	1.53	85.97	68.75	17.22
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	1,375.00	(875.00)
Reimbursements - Russell Ba	0.00	225.00	(225.00)	0.00	2,475.00	(2,475.00)
RFI Sticker	0.00	166.67	(166.67)	1,848.00	1,833.33	14.67
Total Revenues	<u>6,037.78</u>	<u>11,815.42</u>	<u>(5,777.64)</u>	<u>128,683.49</u>	<u>129,969.58</u>	<u>(1,286.09)</u>
Expenses						
Bank Service Charge	15.00	4.17	10.83	120.00	45.83	74.17
Insurance	2,723.53	333.33	2,390.20	5,591.13	3,666.67	1,924.46
Taxes - State Registration	0.00	8.33	(8.33)	61.25	91.67	(30.42)
Welcome/Social Committee	0.00	50.00	(50.00)	236.28	550.00	(313.72)
Meeting Expense	675.00	125.00	550.00	1,050.00	1,375.00	(325.00)
Legal Expense	0.00	1,000.00	(1,000.00)	4,013.16	11,000.00	(6,986.84)
Miscellaneous Expense	0.00	83.33	(83.33)	0.00	916.67	(916.67)
Prepare Tax Return	0.00	4.17	(4.17)	0.00	45.83	(45.83)
Postage/Office	925.40	208.33	717.07	3,462.79	2,291.67	1,171.12
Website Hosting/Annual Fee	0.00	83.33	(83.33)	201.86	916.67	(714.81)
Management Fee	1,000.00	1,000.00	0.00	11,000.00	11,000.00	0.00
Island Social Events	0.00	41.66	(41.66)	0.00	458.34	(458.34)
Right of Way Mowing	2,140.00	2,333.33	(193.33)	23,250.00	25,666.67	(2,416.67)
Greenway Maintenance	0.00	1,250.00	(1,250.00)	10,437.34	13,750.00	(3,312.66)
Community Park	(746.50)	83.33	(829.83)	5,016.79	916.67	4,100.12
General/Road Maintenance	6,272.99	208.33	6,064.66	18,189.01	2,291.67	15,897.34
Gate - Landscaping	0.00	33.33	(33.33)	232.96	366.67	(133.71)
Gate - RFI Stickers	0.00	166.67	(166.67)	2,546.00	1,833.33	712.67
Gate - Camera System	0.00	41.67	(41.67)	0.00	458.33	(458.33)
Gate - Internet	0.00	108.33	(108.33)	0.00	1,191.67	(1,191.67)
Gate - Telephone Expense	99.99	58.33	41.66	1,474.37	641.67	832.70
Gate - Repairs	0.00	166.67	(166.67)	122.77	1,833.33	(1,710.56)
Signs	0.00	0.00	0.00	(2,498.74)	0.00	(2,498.74)
Beachwalk	0.00	370.83	(370.83)	0.00	4,079.17	(4,079.17)
Pickle Ball Court	0.00	1,041.67	(1,041.67)	11,309.34	11,458.33	(148.99)
Townhouse Border Landscap	0.00	1,295.83	(1,295.83)	0.00	14,254.17	(14,254.17)
Message Board	0.00	83.33	(83.33)	609.70	916.67	(306.97)
Gate - Electrical Expense	142.28	133.33	8.95	1,533.00	1,466.67	66.33
Gate - Water	144.67	125.00	19.67	994.72	1,375.00	(380.28)
Total Expenses	<u>13,392.36</u>	<u>10,441.63</u>	<u>2,950.73</u>	<u>98,953.73</u>	<u>114,858.37</u>	<u>(15,904.64)</u>
Net Operating Income	<u>(7,354.58)</u>	<u>1,373.79</u>	<u>(8,728.37)</u>	<u>29,729.76</u>	<u>15,111.21</u>	<u>14,618.55</u>
Other Expenses						
Net Income	<u>\$ (7,354.58)</u>	<u>\$ 1,373.79</u>	<u>(8,728.37)</u>	<u>\$ 29,729.76</u>	<u>\$ 15,111.21</u>	<u>14,618.55</u>

Innerarity Island Association, Inc.
Balance Sheet
September 30, 2023

ASSETS

Current Assets		
Operating - Coastal Bank & Tru	\$	74,786.82
Reserve Account		38,547.85
Reserve - Road Funds		<u>172,688.47</u>
Total Current Assets		286,023.14
Property and Equipment		<u>0.00</u>
Total Property and Equipment		0.00
Other Assets		<u>0.00</u>
Total Other Assets		0.00
Total Assets	\$	<u><u>286,023.14</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		<u>0.00</u>
Total Current Liabilities		0.00
Long-Term Liabilities		<u>0.00</u>
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	256,293.38
Net Income		<u>29,729.76</u>
Total Capital		<u>286,023.14</u>
Total Liabilities & Capital	\$	<u><u>286,023.14</u></u>