

NOTE: THESE ARE UNAPPROVED MINUTES ONLY. THEY WILL BE REVIEWED, POSSIBLY AMENDED AND APPROVED AT THE NEXT BOARD MEETING.

**Innerarity Island Association, Inc.
Board of Directors Meeting
July 10, 2016**

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4:00pm on July 10, 2016, at the Innerarity Point Fire House by Tom Lange, the President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Board members present: Tom Lange; Brooke Agers; Glenn Barbee; Ray Moody; Leigh Dawkins; Peg Gilmore; Ann Hamilton.

Board members absent: None

Others Present: Andrea Wraalstad, Martin Hochberg, John & Karen Steincher, Lori Stansell, John & Avis Shelters, Geoff Fournier, Lisa Knight, and others.

Approval of Minutes: Peg moved to approve the minutes of the April 10, 2016 meeting, with Brooks seconding. Motion passed unanimously.

Treasurer Report: Financial Report thru May 31 attached. Some discussion of where we stand on filing of liens on unpaid dues. All over 2 years unpaid, in process of receiving liens.

Committees:

ACC Committee- Attached

Gate Committee- Some vehicle damage. One Claim paid by insurance. Discussed wording for a new sign to be placed on the center Brick Post at the gate. Glenn and Leigh designated to refine wording and appearance then email to Board.

Community Lot and Gate Beautification – Leigh reported the railing had been reinforced by Glenn Barbee and Vann Goodloe.

Gate Camera Maintenance-No report.

Roads Committee - in process of identifying professional for bid to patch damaged areas.

ROW, Greenways & Community Park Lawn Maintenance Committee- Report Attached

Old Business:

- 1) Ray Moody made a motion to authorize \$80 to remove the stump on the ROW at the entrance to the Island. Leigh seconded. The vote failed with Ray, Peg and Leigh voting for and Brooke, Tom, Ann and Glenn voting against.
- 2) Speeding on the island was addressed at last meeting by hiring an off duty Sheriff's Deputy to patrol on random basis for one month. He wrote 7 warning tickets. Some improvement but temporary. Also A post was added by one of the

speed bumps that was being driven around with serious damage to the shoulder.

- 3) Water and Sewage Update by Brookes was that there was little change but looks like we are moving forward to the transition to ECUA. A meeting is planned for July 11 to discuss easement issues.
- 4) Covenant Violations were discussed with several letters written by property manager to ask for correction, particularly with the old White residence having tree trunks and brush on the ROW. Owner says they will correct.

New Business:

- 1) Motion by Glenn with Second by Ray to approve a bid of \$3000 for specified scope of work to clean several drainage ways. Wording on two items changed to clarify work to be done and approved by unanimous vote of board.
- 2) Brookes made a motion to pass the Attorney Prepared Fine Policy to comply with State Statutes with a second by Ray. All Board members approved and signed the document indicating approval. (Copy Attached)
- 3) Partying on deserted streets was reported by Ray. Discussion on what could be done focused on posting the no trespass sign at the gate and calling the Sheriff when violations were noticed in process.
- 4) Boat Trailers on an empty lot was brought up by resident Marty Hochberg stating that while these might be tolerated, allowing such a precedent could lead to other lots becoming collecting points for unattractive material and that the Island should take action now to protect our home values and the attractiveness of our community. Discussion of possible courses of action resulted in Brookes volunteering to contact the residents and asking them to consider alternatives rather than starting out with possible legal action.
- 5) Motion to reconsider the vote on removing the stump by Tom and seconded by Brooke. The motion failed again with Ray, Peg and Leigh voting for and Brooke, Tom, Ann and Glenn voting against.

Adjournment: There being no other business, Peg moved and Leigh seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 6:00 pm.

Submitted by: Glenn Barbee, Secretary

Approved by: Tom Lange, President

Attachments:

ACC Report to
Board of Directors
Innerarity Island Association, Inc.
July 10, 2016

Committee Members: Tom Lange, Martha Desposito, Neil Myers, John Stenicka, Lisa Knight and Peg Gilmore, Chair

Ratification of Committee: ACC's Charter requires that the BOD ratify our members yearly. Last done at April 2016 BOD meeting.

Pending:

Gerritsen – 56448 North Shore Road – Addition
Gontarski – 16262 North Shore Drive – New construction
Hayes – 16610 Blue Heron – New construction
Loring – 5700 Red Cedar – New construction
Sass – 5500 North Shore Road – New construction

In Progress:

Bergstrom – 16250 Innerarity Point Road – New Construction
Geary – 5612 North Shore Way – New Construction
Keller – 16541 Innerarity Point Road – New Construction
Miller – 5806 Red Cedar Street – New construction
Shelters – 5781 Red Cedar Street – New Construction
Desposito – 5460 North Shore Road – Repaint with existing colors
King – 5467 North Shore Road – Driveway
Richards – 16278 North Shore Drive- The original request has been completed. However, they added
chimney replacement and siding replacement on back of house.

Completed:

Stenicka – 5616 Innerarity Circle – Addition
Agers – 5740 Red Cedar Street - Repairs
Lyle – 5762 Red Cedar Street – Fence
Fournier – 16441 Innerarity Point Road – Fence
Bush – 5596 North Shore Way – Pool
Brooks – 16410 Innerarity Point Road – New Construction. Fence built without approval.

Other:

Two new forms have been added to the application process: Notice regarding Red Clay and Other Non-Indigenous Soil and Notice regarding Unkempt Lots.

A requirement to provide an Engineer's sealed statement that the natural drainage not be changed has also been added.

Research is in process to see if ECUA will require our approval prior to issuing water/tap permits. *(Note added at the meeting John had made contact with Gulf Breeze Utilities and they will be happy to comply, but need a letter outlining procedure we wish).*

Peg Gilmore, Chair

Subject: ROW committee report for July 2016

Shawn's lawn Care remains the 2016 row mowing and drainage maint Contractor. To date Shawns Lawn Care has completed 2 ROW cuts totaling \$1900.00 of the \$5700.00 budget. They are scheduled to cut sometime next week for the 3rd of 2016. They have also completed one Greenway/drainage culvert cut at \$1,000.00, one remains for 2016 and that will occur sometime in Oct.

ROW - x6 = \$5700.00 – @ \$950.00 per cut ...2 complete

Greenway/drainage clearing – x2 = \$2000.00 @ \$1000.00 per cut...one complete

With the ROW clearing complete and the cancelled interior, It's now time to complete the clean-up of the drainage culverts (some of which were in scope during the interior ROW clearing). I have submitted the estimate supplied by Shawns for this task. (\$3000) There is quite a bit of work involved so I expect this task to take several weeks to a month to complete.

I also have supplied an estimate from Shawn's to grind the stump in front of the gate(85.00). They also plan to grind several others in the ROW at no change.

Shawns was paid the below fees for work approved and completed

We have approved removal of 2 trees, one at the gate and the other along IPR which was cut in half by the storms a month or 2 ago. The cost of the tree removals will be:

\$300.00 for the gate tree

\$200.00 for the tree along IPR. (they have already removed the downed portion of this tree)

\$80.00 for work already completed to remove a downed tree in the row at the tip of NSR and IPR.

Total is \$580.00 which was added to the payment of phase 2 once all work was completed.

Ken Bolton

Fine Policy Approved follows on next Page:

INNERARITY ISLAND ASSOCIATION, INC.

Fine Policy

The following procedures have been adopted at a noticed regular meeting of the Board of Directors of Innerarity Island Association, Inc. on July 10, 2016.

WHEREAS, the Board of Directors believes it to be in the best interest of the Association to adopt a uniform policy for Notice, Hearing, and Enforcement Procedures for fines in compliance with FS 720.305;

WHEREAS, the Association is charged with the responsibility for enforcing the provisions of the declaration, the association bylaws and reasonable rules of the association, and to seek damages/relief in a fair and uniform manner;

WHEREAS, the Association has contracted with a licensed community association management company to provide management services in support of the enforcement of these provisions to the benefit of the Association; and

WHEREAS, the Association has certain rights under Florida Statute 720.305 and Article V. 3. of the Declaration.

NOW THEREFORE, be it resolved that the Board of Directors authorizes its community association manager ("CAM") to carry out the following policy with respect to all non-compliant properties, reserving to itself the right to modify or intervene in certain cases, as permitted by law as the Board may see fit.

RESOLVED, that the Directors hereby adopt the following Fine Policy to govern imposition of fines and direct the CAM to publish this policy to all members of the Association:

1. The Board shall appoint a standing committee of at least three (3) members who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee and who shall serve at the pleasure of the board ("Hearing Committee").

2. The Board hereby directs the CAM to issue notices of violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws and reasonable rules of the association. All notices must contain a description of the violation, cite the authority in the governing documents of the provision violated and state a time frame for correction. The board of directors shall establish reasonable time frames for various violations. The offending party shall receive a (1) courtesy notice and (2) a final notice, if necessary.
3. If compliance has not been attained after the issuance of the two stated notices of violation, the CAM shall place the matter on the agenda of the next board meeting for Board consideration of the levy of a fine(s) and shall provide notice of the board meeting to the offending party. A fine may not exceed \$100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate unless otherwise provided in the governing documents.
4. If the board votes to levy the fine, CAM shall provide the offending party at least 14 days' notice and an opportunity for a hearing before the Hearing Committee. The notice shall contain a date, time and place for such hearing and must contain a description of the violation, the authority in the governing documents of the provision violated and amount of the fine.
5. At the appointed date, time and place contained in the hearing notice, the Hearing Committee shall convene and hear the statements of the person to be fined or note the person's failure to attend the hearing. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine levied by the board.
6. The Board of Directors will be notified by the CAM of the decision of the Hearing Committee and provided minutes or a resolution documenting the decision of the committee. The matter shall then be placed on the agenda at the next regularly scheduled or specially called board meeting for the Board's consideration of whether to impose those fines confirmed by the Hearing Panel or to take any such alternative action to reduce or waive the fines. The Board of Directors shall serve as the ultimate decision making body, and may hear directly from members or parties sought to be

finer who disagree with the Hearing Committee's decision. However, the Board may not impose a fine that has been rejected by the Hearing Committee. The CAM, on behalf of the Association, shall then provide written notice of any fines confirmed by the Hearing Committee and imposed by the Board by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner. The notice shall state the amount of the fine and shall demand payment within thirty days.

This is to certify that the Board of Directors adopted the foregoing resolution by unanimous consent, effective as of July 10, 2016, until such date as it may be modified, rescinded or revoked.

Innerarity Island Association, Inc.

By: Tom Langa
Its: President

Attest:
Glenn Barber
By: GLENN BARBER
Its: Secretary

Signatures of directors:

Brooke Agers M L Simoe
Wilton
Ligh Rawlin
Roy E. Moody

Innerarity Island Association, Inc.
Income Statement
Compared with Budget
For the One Seven Months Ending May 31, 2016

	Current	Year to	Annual Budget
	Actual	Date	12 months
	May	7 months	12 months
Revenues			
Assessments	\$ 799	\$ 67,899	74000
Late Fees	\$ 0	\$ 7	
Interest Income	\$ 0	\$ 3	
Miscellaneous Income	\$ 80	\$ 717	700
Road Impact Fee	\$ 0	\$ 2,000	1500
Reimbursements - Russell Bayou	\$ 0	\$ 1,470	1400
Total Revenues	\$ 879	\$ 72,096	77,600
Expenses			
Gate Insurance	\$ 0	\$ 0	1000
Insurance	\$ 0	\$ 1,736	1500
Taxes - State Registration	\$ 0	\$ 148	200
Meeting Expense	\$ 0	\$ 177	200
Legal Expense <i>250 hr.</i>	\$ 925	\$ 1,606	3000
Miscellaneous Expense	\$ 0	\$ 0	1000
Postage/Office	(\$ 7)	\$ 436	1400
Collections & Accounting	\$ 700	\$ 4,900	8400
Island Social Events	\$ 30	\$ 30	500
Right of Way Mowing	\$ 950	\$ 950	9000
Misc/General Maintenance	\$ 0	\$ 117	1500
Gate - Landscaping	\$ 38	\$ 900	2500
Gate - Telephone Expense	\$ 152	\$ 1,017	1600
Gate - Repairs	\$ 0	\$ 1,182	3500
Gate - Contract	\$ 0	\$ 376	0
Gate - Electrical Expense	\$ 121	\$ 854	1600
Total Expenses	\$ 2,908	\$ 14,431	36900
Net Operating Income	(\$ 2,029)	\$ 57,665	40,700
Other Expenses			
Community Park & Greenway Imp.	\$ 0	\$ 0	1000
Gate Operators Replacement	\$ 0	\$ 8,327	8500
Right-of-Way Clearing	\$ 5,914	\$ 11,248	16000
Net Income	(\$ 7,943)	\$ 38,090	15,200

Cash at May 31 \$77,933

Assessments Receivable

Innerarity Island Development	\$17,207
Other	10,561
Total	\$27,768