

Comments for Annual Meeting 12/21

The following is the revised Master Road Plan for 2022. The recommendation is to resurface listed road segments every two years commencing in 2026. The budget will require adjustment according to inflation. The County still has an obligation to improve the resurfacing on the Causeway (County expense) for hurricane evacuation and should be pursued by the HOA BOD. This plan and recommendations are forwarded to the BOD for review, comments & approval prior to the annual meeting in December.

Vann Goodloe
Road Committee

MASTER ROAD PLAN for *Innerarity Island Association, Inc.* September 2021 REVISION

PURPOSE:

The following revised Master Road Plan is intended as a planning tool for the Board of Directors to maintain all Island roads, less the causeway, in a reasonable operating condition and within the Association budget. This revision will be submitted at the next regularly scheduled Board of Directors (BOD) meeting.

In accordance with the Innerarity Island Association Declaration of Covenants, Article 11, Section 14 and Article 5, Paragraph 5 (Transfer of Rights & Assumption of Obligations) which was ratified and confirmed on February 13, 2015, repair and maintenance of all island roads are the responsibility of the association and all property owners.

The overall Plan was developed using the information and analysis provided by PSI and Kenneth Horne & Associates (2002) to the BOD, Innerarity Island Association. At the July 2011 BOD Meeting, the BOD voted to include ALL island roads in the Plan. This resulted in the addition of nine (9) additional roadways.

OVERVIEW:

Resurfacing for all roads on the island will consist of 1 ½ “ overlay of FDOT S-1 asphalt. Installation and replacement of curbing is not included in these estimates. Estimated costs include mobilization, cleaning of surface, leveling and patching, and Type S-1 resurfacing. The

BOD adopted a repaving schedule that is based upon repaving projects every other year beginning in 2009 to include a priority listing of roads to be resurfaced. XXX projects are listed with estimated costs (all shown in Year 2021 dollars) and approximate distances/square yards to be resurfaced. A conservative estimate is reflected below and all road lengths will require Roads, Inc. final certification & quote.

<u>Street</u>	<u>Length</u>	<u>Cost \$</u>	<u>Date/Yr</u>
<u>Repave</u>			
Red Cedar Cul-d-sac (East)	650 SY	\$6500	2026
Red Cedar Cul-d-sac(West)	770 SY	\$7700	2026
Community Lot Parking	150 SY	\$1500	2026
Innerarity Circle Spur	1225 SY	\$12,500	2026
North Shore Drive	6200 SY	\$62,000	2028
Innerarity Pt. Road (East)	7000 SY	\$80,500	2030
(incl 15% grind) Innerarity Pt. Road (West)	7650 SY	\$87,980 (incl 15% grind)	2032
<u>No Plans to Resurface</u>			
Seascape Drive (Phase 2)	2400 SY	\$21,600	TBD
Seascape Street (Phase 2)	2000 SY	\$18,000	TBD
Seascape Circle	1100 SY	\$9,900	TBD
Seascape Court	920 SY	\$8,300	TBD
Seascape Lane	1950 SY	\$17,600	TBD

Notes:

1. Road resurfacing completed in 2006 included North Shore Drive, west end of Innerarity Point Road, Innerarity Lane, Innerarity Circle, Innerarity Circle spur road and two patches on Seascape. **Total cost expended was \$109,469.**
2. Road resurfacing completed in 2007 included North Shore Way (West), causeway reinforcement & rip rap, asphalt patching and new gate turn-around pad. **Total cost expended was \$57,569.**
3. Due to budget constraints and delays on the causeway MSBU, no resurfacing projects occurred in 2008 or 2009.
4. BOD approval for 2010 included resurfacing and widening the second phase of Innerarity

Point Road, to include lane striping and installation of three (3) speed bumps with signage (\$53,625); and resurfacing portions of Seascape (\$17,500). **Total cost expended was \$71,125.**

5. Road Committee recommended, and BOD approved, the urgent resurfacing of North Shore Court due to rapidly deteriorating conditions and safety concerns. Resurfacing completed on March 23, 2011. **Total cost expended was \$9,950.** Additionally, two “Children at Play” signs were erected adjacent to two of the speed bumps on Innerarity Point Road at a cost of **\$68.84.**

6. BOD approval for 2012 included resurfacing Red Cedar St.(West), entrance to North Shore Ct., shoulder repair on Innerarity Point Rd. and seawall repair on the Community Lot for a **total cost of \$37,760.**

7. No projects were approved or completed for calendar year 2013.

8. BOD approval for 2014 included resurfacing North Shore Road (South) with concrete curbing at the intersections of both Red Cedar St. and Innerarity Point Road for a **total cost of \$42,947.64.** No projects are scheduled for calendar year 2015.

9. No projects were approved or completed for calendar year 2015.

10. For Calendar Years 2016 - 2020, all projects were suspended based upon the outcome of water & sewer improvements to be completed.

11. In calendar year 2021, eleven (11) road segments were resurfaced at a cost of \$121,800. These segments included North Shore Cove, Seascape & North Shore Road (segment), Innerarity Circle (Spur) Cul-d-sac, Shore Circle (segment), North Shore Road (IPR to N. Shore Way), North Shore Way (East), Egret Circle, Blue Heron Circle, Red Cedar St. (5811 to East/IPR), North Shore Court (East) & North Shore Lane (Phase 2).

RECOMMENDATIONS:

1. The Annual Budget should continue to include a separate line item for road resurfacing. Resurfacing projects are planned every two years.
2. Based upon the annual budget and with NO INCREASE IN ANNUAL ASSESSMENTS, this Plan Revision is recommended.
3. For any road segments that connect to Russell Bayou Development, their cost share percentage of 21% (2010 estimate) for road improvements should be applied and collected. Resurfacing for Innerarity Pt. Road includes 15% additional for road grinding which should double the life of the road. The road will also be widened by 2 feet, resulting in a road width of 22 feet. Additional resurfacing projects will be added as road conditions may require.
4. Annually, inflation should be reviewed by the BOD and any recommended adjustment to the Plan, as appropriate, presented at the annual Innerarity Island Association Meeting in December for review and approval.

Submitted by:
Vann Goodloe, Chair, Roads Committee