

Board Meeting Minutes of 3/1/2021 "Special" Innerarity HOA

Meeting commenced at 5:00pm via Zoom

All Board members were present--Walt Brown, Sam McKnight, Chad Linkous, Rich Dewey, Skip Hull, Brian Kershaw, Brooke Agers, Lee McCreery, Mike Floyd

Topics to be Discussed and Voted on

Stop Signs at Corner of IPR and SeaScape - Cost App \$285 - Talcon delivered and installed (2) signs at the intersection -- Motion to approve by RD - 2nd by BK -- Approved by All

RFID Charges to Increase -- (\$15 for Vehicle Sticker; \$20 for Wallet Card; \$5.00 for Windshield Card holder-- Motion to Approve by SM - 2nd by CL - Approved by All

Ditch Drainage & Clean Up - Proposal by JRH Enterprises - SM advised JRH knows and understands EPA guidelines Mike advised Board can Approve now - Cheryl will contact Connie with Russell Bayou concerning any potential environmental issues with cleaning. Motion to Approve by BA - 2nd - MF Passed by all on voice vote. Mike advised the 2021 budget for "Community Park & Greenway" is \$10,000 so this \$13,500 expenditure by itself will exceed that budget, however, we should still have adequate contingency funds if the road resurfacing comes in close to budget and there are no other major unanticipated expenditures

Russell Bayou Pool Area - \$3695.00

4 Island Ditch Exit Areas - \$9700.00

Enterprise will stack and save lumber for association if asked to do so

Debris and trash will be hauled away to County Landfill

Any ruts or damage to grass and property will be landscaped

All exit drain ways will be cleared to drain water with no resistance

Approved by All

Attorney Items

Gate Damage - Mike advised Suzanne, our Attorney will send another letter to the RB resident who damaged the gate, give 10 days to pay - if not paid by then send to attorney - All approved by voice vote.

Liability Waiver - Form for volunteers Cleanup Efforts - Mike advised that he and Brian put the proposed form together using two previous liability waiver forms, and it had been reviewed by our HOA attorney. Cheryl advised the form she had supplied to us for a model had been drawn up by an attorney for another neighborhood she manages - Motion to Approve without formal attorney review by RD - 2nd by BK - Passed unanimously on voice vote

Resident HOA Dues Delinquencies - (1) resident has made partial payment, but a balance remains outstanding - next step is to move to foreclosure - Motion to Approve by MF -- 2nd by SH - Passed unanimously on voice vote.

Additional Items Discussed

Mike asked the Board to approve the Engagement letter submitted by our land use attorney that he and WB expand the scope of representation in that letter; and that WB and MF be authorized to sign the letter and return it to the attorney - Motion to Approve by SM - 2nd by RD - Approved by ALL

Rich Dewey explained the technology Amazon desired to install. We have not approved the installation because of the ridiculous legal statement they want us to sign. We are negotiating changes to the legal statement.

Cheryl will send additional letter to Russell Bayou resident who dumped fence debris along IPR to pick up

Mike advised he contacted Debbie Bowers who advised ECUA will not have final sewer install MSBU cost per resident from Escambia County Board members until app late April 2021

Board and Cheryl discussed and approved sending Russell Bayou the 21% billing share for gate cameras quarterly vs annually - Cheryl will meet with RB President or Treasure to discuss

Skip advised ECUA and Escambia County Fire Department are meeting to discuss the need for additional 6" Fire Hydrants on the Island - SH also met and road with EC Fire Department LT to ensure Fire Trucks can get down all roads on the island

5:58pm - WB advised that was all needed to be voted on and discussed - Motion to end meeting by SM - 2nd by BK