

## **Innerarity Island HOA Meeting**

July 31, 2024 @ 5pm  
Southwest Branch Library  
12248 Gulf Beach Hwy  
Pensacola, FL 32507

**In Attendance:** Kelly Gontarski, Rich Dewey, Will York, Brady Barton and Julie Sparks.  
Quorum met.

1. Call to Order, .5:01pm.
2. Approval of May minutes, moved and seconded. Approved by Board.
3. Open Forum:
  - a. Skip requested information on status of paving/improvement of Innerarity Circle “turn-arounds”. Kelly advised project will be completed this year. Further stated the pier will be completed shortly.
  - b. Skip inquired as to status of completion of irrigation system at park. As Ryan’s time is limited, offers of help were requested. Project should begin in October.
  - c. North Shore Drive resident voiced concern over new trees at first property entering island. Residents leaving North Shore Drive (east), cannot see down IPR. Kelly will speak with property owner. Property owner did state he was installing those trees in a previous meeting.
  - d. Resident stated concern about the wording of short-term rentals allowed on the island. Admittedly confusing, wording is directly from established guidelines/laws. Explanation is, property may be rented as single event for a minimum of 6 months at a time. Shorter periods are permitted but these agreements are limited to 3 or less events per year.
4. Financials: Presented by Rich and attached. On-track to fund all budgeted items. Dues are being paid at a very acceptable rate compared to many HOAs. Cheryl then explained the process for liens for unpaid dues. Further explained fines are not enforceable as liens.
5. Committee Updates:
  - a. Gate: Most recent gate crusher is working on paying for damages.
  - b. Seascape: Dennis reported, August 1<sup>st</sup> the BOCC agenda we expect to have a voted to deed “Seascape” to our foundation. Once deeded, a land conservation to Conservation Florida will be completed and then there will be a closing to further transfer the deed. Next step a stewardship plan will be put in place with our foundation in the lead. End result 101.79 acres

protected on the island! Amazing efforts by Dennis and Brian!

- c. Drainage and Greenways: Brian K. has agreed to assist in oversight of maintenance.
  - d. Roads: Again, cul de sacs/turnarounds will be constructed on end of Innerarity Circle North and Innerarity Circle South this year.
  - e. Island Beautification: Flowers at front gate to be replaced, current ones have died.
  - f. Community Park: Pier construction is continuing. Should be under-budget. Volunteers will be requested as needed. Water meter is installed at park as is back-flow device. Ryan has taken lead to install irrigation system and again should ask for volunteers. Project completion by October.
  - g. ACC: Report attached.
  - h. Welcome Committee: Cyndi reported 15 new residents visited. Also discussed upcoming entertainment events; Witches ride, Fall Festival in park.
6. New Business: No further discussion.
  7. Motion made, seconded and passed to adjourn.