

## **Innerarity Island HOA Meeting**

Southwest Branch Library  
12248 Gulf Beach Hwy  
Pensacola Florida  
4/28/2025 at 5pm

**In Attendance:** Kevin Willband, President; Donna Governor, Treasurer; Elisabet Crumpler, Secretary; Tim Evans, Director; Kelly Gontarski, Director; Jimmy Sherouse, Director.

### **Meeting Opening**

Meeting called to order at 5pm.

### **Approval of January and March Minutes**

- An edit is requested for the March minutes regarding the "North versus south cul de sac discussion."
- January Minutes have no edits.
- Motion to approve January minutes was put forth, seconded and unanimously approved.

### **Open Forum**

- The open forum is for any agenda item.

### **The Chair Recognizes Joe Caola as first speaker.**

- Mr. Caola expresses multiple concerns with the Meeting Policy including limits to speaking and challenges that 720.303 and 720.306 are different situations and the policy does not clarify these issues.
- Mr. Caola expresses concern with the records request policy, calling it "targeting" and suggests that the HOA consult an attorney before publishing this policy.

### **The Chair Recognizes Andrea Wraalsted**

- Mrs. Wraalsted speaks to non-liquid assets and meeting with Donna Governor and that as of 5pm today the correct address is not on the insurance document.

### **Financials – Donna Governor, Treasurer**

- Approximately 80 outstanding dues as of March 31, totaling about \$40,000.
- Some people paid the 2024 amount, so they're a little short.
- Russell Bayou paid what they owed in April, which will show up in next month's report.
- The accounts were moved for the reserve accounts to a money market account at Service First bank after 3/31, so the interest is not appearing yet.

#### **Expenses**

- Bank fees are running over budget because of the \$35/month bank card fees.
- The Seascape donation will not be utilized.
- Meeting expense of \$950 of \$1,500 was due to an unexpected expense due to the election challenge.
- Legal expenses are higher than normal due to the election challenge and legal opinions needed.
- Gate repairs are over budget due to purchase of the extra gate arms that was approved in 2024.

#### **Additional Money Items**

- The \$4,900 budget for the Roads Reserve fund has not been moved yet.
- The property policy had the wrong address, but it has been fixed.
- Need to update the value of the assets.
  - The fencing says 3800, on the property policy.
- Property insurance renews May 6th.
  - The premium is \$1,829.
  - Building coverage is at \$22,500.
  - Park signs are at \$25,000.
  - Fencing's at \$3,800.
  - Street signs are \$15,000.
  - The camera system is at \$40,000.
  - The deductible is \$2,500.

- The policy excludes earthquake and flood coverage.
- There is no coverage for paved surfaces, piers, or docks.

#### Reserve Accounts

- Customary to move extra money not spent in the budget from one year to the reserve accounts.
- Current operating account is \$166,000.
- Suggests adjusting \$23,000 to the roads reserve and another \$2,000 to the general reserve fund.
- That would leave \$141,000 in operating expenses.
- There is still \$127,000 in remaining budget expenses.

#### Moving Money

- Money can be moved back from reserves with a vote.
- Money was moved into money market accounts in April.
- Money markets are totally accessible.

#### Address Issues

- Referencing 16201 IPR may be a problem because it's part of Russell Bayou, not Island.
  - Community park might be a better address option.
- The gate address is 16201, which is a business address.
- Suggestion to approach the property appraiser's office to assign an address for the gate.
  - Community park is the best option because it's not in the parcel of the preservation.

#### Motions

- Motion to move \$23,000 from general funds to the roads reserve, bringing it up to \$200,000.
- Motion was seconded and approved unanimously.
- Motion to move \$2,000 from general funds into the general reserve, bringing it from \$38,000 to \$40,000.
- Motion was seconded and approved unanimously.

#### Money Market Account

- Money was moved from Synovus (0% interest) to Service First Bank (1% interest).
  - Still \$2,000 a year in interest.
- \$200,000 in the money market account for the roads reserve fund and \$40,000 for the general fund.
- Suggestion to move a significant portion, but not all, of the Roads reserve fund into a three-month CD.
  - A three-month CD would give 3.5%, bringing it up to \$6,000 a year.
  - Move \$175,000, leaving \$25,000 in the money market.
  - Breaking the CD early would incur a fee of a month and a half of interest.
- Move \$175,000 to a three-month CD and review it every time.
  - There is a 10-day grace period between three-month periods.
  - Bring it up at the end of July.
- A motion was made to approve move to three month CD as stated. Motion was seconded and approved unanimously.

#### Board Policies and Procedures

- Clarification on the right to speak was put forth. Continued discussion regarding which section of 720 applies to specific meetings.
- Section on distribution of video recordings outside the HOA membership to public forums may violate Florida Privacy Laws. Requires consent from those on camera.
- Addition of Zoom link or recording becoming available by next meeting and there is now a section on proper protocol while speaking if attending on Zoom.
- The Policies and Procedures for Meetings was tabled for further discussion.

#### Open Forum

- A member expressed that they should not have been interrupted during their time to speak in the open forum.
- The board member requested that interruptions should be avoided during open forum.
- Point taken.

### **Committee Policy and Procedure**

- A survey was sent out for feedback, and six responses were received.
- The board would like to use surveys to gauge community priorities, e.g., for next year's budget.
- Changes were incorporated into the committee guidance document.
  - The gate is no longer listed as a committee.
  - Instead of a board member being a full member of each committee, there's a liaison.
- A motion was made to accept the committee policies and procedures and adopt them for the HOA, which was seconded and passed unanimously.

### **Open Records Policy**

- The policy quotes statute 7, 2303, section 4G.
- A motion was made to pass this policy, which was seconded and passed unanimously.

### **Committee Updates: Roads Committee**

- The Roads Committee met on April 13th with committee members Ryan Rollins, Russ Law, and Tim Evans.
- Four community members were in attendance.
- A vote was taken to authorize up to \$1,000 for an independent professional engineer to provide a report on the condition and life expectancy of the island roads.
  - The vote was three to nothing.
- The goal is to determine how long the roads will be good for and what it will cost to repair them in the future.

### **ACC Updates**

- Request for a smart shed 10 by 16 and 11ft high.
- Request from 6623 Innerarity Circle with a building dimension that is larger and therefore had to have a breezeway.
- Construction at 5900 Red Cedar has started again.
- Dirt has been delivered.
- Concrete is supposed to start next week 16406 North Shore Court: Proposed shed plan needs significant roof line adjustments; new plans haven't been submitted.
- 16310 IPR: Tree removal complete; Johnson's Pools to begin gunite pool construction; house to be painted Navajo white after pool completion.
- 5500 North Shore Road: New contractor; blueprints and paperwork submitted to the county for a permit.

### **Community Park**

- Swing sets have been ordered, payment sent, awaiting shipping details.
- Requested installation quotes from sprinkler system companies to determine if DIY or hiring a service is more feasible.
- Exploring options for providing electricity to the park; conversation with contractor regarding FPL regulations and restrictions.

### **Front Entrance**

- Cellular unit replaced under warranty at no additional charge.
- Damage to the fence will be repaired with new cedar planks and stain after ECUA construction is complete.
- Replaced a sprinkler head, installed flowers, sprayed weed killer, and will pressure wash and paint pilings and sign areas.
- Motion to spend approximately \$150 on mulch for the front entrance was made and seconded. This motion was approved unanimously.
- Three bottle brushes along the townhomes died due to the deep freeze.
- Motion to spend no more than \$75 to replace the three dead bottle brushes was made, seconded and approved unanimously.

### **Welcome Committee**

- Committee is updating information for new residents.
- Gretchen received information from Cheryl about two new households and will meet with one in May; no response from the other.

- Committee charter will be presented at the next meeting.

### **Appeals Committee**

- Recruiting new members due to loss of people to other committees or the board.
- Will repost a call for volunteers on the neighborhood general Facebook page.

### **New Business**

- Right of way: Will table the discussion until next month since Will is not present.
- Fire hydrant inquiry for Innerarity Point: In compliance; no action needed.
- A neighbor's concern is that the south side does not have a fire hydrant.
- An ECUA engineer allegedly quoted \$135,000 for a fire hydrant.
- ECUA stated they are in compliance, with a fire hydrant 1,300 feet away.
- There is a fire hydrant on the other spur of Innerarity Circle and there is a direct pathway to the other spur.
- The fire department says the current situation is in compliance.

### **Statement made by Mr. Caola**

- Transparency and member participation are legally required by Florida Statute 720.303.
- This statute mandates homeowners can speak on all agenda items at board meetings.
- Participation builds trust and ensures decisions are made with open discussion and member input.
- The legislature enacted this statute to improve governance by giving people a voice, fostering accountability, reducing conflict, and creating a cooperative environment.
- At the last road committee meeting, three directors made disparaging remarks while members were speaking, violating open governance principles.
- States that he volunteered for the Roads Committee.

A board member disputes this assertion and there is no evidence that the members had volunteered for the committee.

### **Allegations of Threats and Conflict of Interest**

- A speaker asserts a community member has threatened litigation, creating a conflict of interest.
- The speaker claims the community member threatened mediation and arbitration.
- The community member denies threatening mediation and asks for proof.
- The speaker claims the community member has sent countless emails.

### **Committee Liaison and Meeting Schedule**

- A community member suggests a liaison convey information when a committee member is absent.
- Committee guidance policies require a liaison for each committee and quarterly meetings/reports.
- Meetings will likely be on the fourth Tuesday of the month, booked until August.

### **Walkway**

- A walkway was built, and Jerry, Gary, and Bryan K and other volunteers put in a ramp and bench. Ribbon Cutting on May 4<sup>th</sup> at 10:00.
- There will be beach cleaning on Saturday at 10 o'clock following the ribbon cutting.

### **Meeting Adjourned**

- Motion to adjourn the meeting was made and seconded.
- Approved unanimously.