

INNERARITY ISLAND HOMEOWNER'S ASSOCIATION

2020 ANNUAL OWNERS MEETING

Topic: Innerarity Island Homeowners Assoc. Annual Meeting

Time: Dec 7, 2020 06:00 PM Central Time

Join Zoom Meeting

[https://us02web.zoom.us/j/83614909835?pwd=SWl6NW1KNmJmTHlZVHo5QWxo](https://us02web.zoom.us/j/83614909835?pwd=SWl6NW1KNmJmTHlZVHo5QWxoNmNyUT09)

NmNyUT09

Zoom link may be found at www.interarityisland.org

Meeting ID: 836 1490 9835

Passcode: 504594

- A. Calling of the Roll & Certifying Proxies
- B. Approval of 2019 Annual Meeting Minutes, view at: www.innerarityisland.org
- C. 2020 Financials
- D. 2021 Budget
- E. Election or Acceptance of Nominations for 2021 Board of Directors
Documents allow for at least 3, up to 9 board members
Names submitted will be accepted OR Ballot will be distributed for voting if more than 9 names are submitted.
Nominations due by Dec. 1, 2020 (link may be found at www.interarityisland.org.)
- F. ECUA Sewer Lift Station; Talcon Group Construction
- G. Seascape Conservation Preference Poll:
Resolution to Submit to Esc. County Commissioners
- H. Committee Reports:
 - ACC, Architectural Control Committee
 - Gate
 - Roads, new street signage
 - Greenspace/Landscaping
 - Community Park Improvement Planning
 - Bylaws & Covenants
 - Welcome Committee
 - Island Beautification
 - Innerarity Island Hurricane Cleanup, 2021 FEMA documentation for future planning
- I. Old Business:
- J. General Discussion (open forum)
- K. Adjournment

Immediately following the Annual Meeting, a brief Board of Directors Meeting will be held for organizational purposes, election of 2021 Officers.

Innerarity Island Association, 11/18/2020 DRAFT FY2021 Budget

	FY-2020 Budget	FY-2020 Actual	FY-2021 Budget
Dues	80,580	92,359	71,160
Reimbursements- Russell Bayou	2,281	5,065	2,216
Late Fees and Interest	500	233	200
Interest	100	166	100
Road Impact Fee	5,000	2,500	2,000
Gate RFID	-	4,308	250
Misc. Income	3,000	-	
Total Receipts	91,461	104,631	75,926
Bank Service Charges	-	(41)	50
Insurance	1,500	2,918	3,000
Taxes/Gov't Fees	200	156	200
Meeting Expense	200	440	600
Legal, ByLaw Revisions	2,500	-	-
Legal Expense	3,000	6,783	7,000
Welcome/Social Committee	-	7	500
Miscellaneous.Expense	1,000	-	1,000
Postage/Printing/Office	1,400	1,709	2,500
Management Fees	8,400	8,400	8,400
Island Social Events	500	-	500
Community Park & Greenway	1,500	1,725	10,000
Right of Way/Greenway Mowing	7,500	6,270	8,000
General/Road Maintenance	2,500	216	1,000
Gate-Landscaping	2,000	270	2,000
Gate- Telephone	1,000	575	700
Gate- Maintenance Contract	1,500	-	1,500
Gate-Repairs & Maintenance	1,500	5,675	3,000
Gate-Electrial	1,500	1,525	1,800
Gate- Water	300	274	300
Gate Insurance	900	-	1,000
Gate RFI stickers	250	-	250
HOA Website	500	-	500
Gate Camera System	100	-	500
Contingency	16,711	7,515	15,000
Total Operating Disbursements	56,461	44,416	69,300
Net Operating Income (Loss)	35,000	60,215	6,626

Reserve Fund Disbursements:

From Road Reserve Fund	-	-	122,500
From Gen. Reserve Fund	-	-	7,969

DUES IMPROVED LOTS: 212 x 300.00 = \$63,600.00; VACANT LOTS: 63 x 120.00 = \$7,560.00

**INNERARITY ISLAND HOMEOWNER'S ASSOCIATION, INC.
CANDIDACY FOR
2021 BOARD OF DIRECTORS**

If you would like to submit your name to be a candidate for the
Innerarity Island 2021 Board of Directors
please complete this form.

Date: _____

Name: _____

Address: _____

Signature: _____

Personal information you want to submit indicating factors that would be relevant to
your candidacy, (*this is not required*):

Would you like to volunteer for a Committee?

Volunteer: _____

Your written intent to be a candidate must be to the EPM office by 12/1/2020

Send this form by email to ckelley@epmfl.net

Or mail to: Etheridge Property Management

908 Gardengate Circle

Pensacola, FL 32504

(850)484-2611 office

(850)484-2925 fax

IMPORTANT: SEASCAPE CONSERVATION PREFERENCE POLL

PLEASE COMPLETE AND RETURN

BY December 1, 2020 TO:

Ms. Cheryl Kelley
Association Manager
Etheredge Property Management
908 Gardengate Circle
Pensacola, FL 32504
(850) 484-2611
[**ckelley@epmfl.net**](mailto:ckelley@epmfl.net)

Questions? Please contact:

Dennis Geary, HOA Seascape Committee Chair

Email dgeary209@gmail.com

Phone (412) 720-2307

Kevin Wilband, HOA President

Email kwilband1964@gmail.com

Phone (319) 561-0254

Mike Floyd, HOA Treasurer

Email mdfloyd@samford.edu

Phone (205) 243-1750

Escambia County ("County") Officials have told us that they will respect our wishes as to the disposition of the property that the County obtained from the Innerarity Island Development Corporation ("IIDC") after IIDC abandoned the old sewer and water system and the County became Receiver of that system. As you know, construction of the new sewer system is nearly complete. The July 26, 2020 Sewer Project Briefing, available via a link at our Innerarity Island HOA's website, <https://liveinnerarityisland.org/sewer-project>, contains extensive information about that project. Pages 19-21 of the Briefing and the enclosed draft resolution have information about our conservation efforts.

As discussed on pages 19-21 of the Briefing, our HOA voted overwhelmingly at its December 2017 for extensive conservation of the Seascape area. County officials have asked us to poll the current HOA membership to see if that preference has significantly changed. We will discuss this and a number of other matters at our December 7, 2020 annual meeting, though it appears that COVID-pandemic public-health constraints will prevent us from having that meeting in person as we had hoped.

To help us make sure we know your preference on conservation matters, please complete the following:

___ I prefer the "Option 'A' More Conservation" decision adopted by the HOA in 2017.

___ I prefer the alternative "Option 'B' – Sell Seascape St. lots."

___ I prefer a different approach. (Please explain below.)

COMMENTS (Optional): _____

Name of HOA Member(s): _____

Address(es) of HOA Property Owned: _____

Email: _____

Telephone Number: _____

Thank you for your consideration and input!

FOR DISCUSSION AT 12/7/2020 HOA ANNUAL MEETING: DRAFT OF 11/18/2020

INNERARITY ISLAND ASSOCIATION, INC.
RUSSELL BAYOU HOMEOWNERS ASSOCIATION, INC.
Joint Resolution

Submitted to the Escambia Board of County Commissioners on December __, 2020

The following resolution **[IS PROPOSED FOR APPROVAL]** [was approved] at the December 7, 2020 Annual Meeting of the Innerarity Island Association, Inc., **[to be]** [which was] held jointly on December 7, 2020 with the Members of the Russell Bayou Homeowners' Association, Inc. (each an "HOA" and collectively the "HOAs"):

WHEREAS, Pursuant to the December 2016 Settlement Agreement (the "Settlement Agreement") in the lawsuit *Escambia County v. Kathy Collins* (No. 2014 CA 002103), Escambia County, Florida (the "County") clarified its ownership rights to certain "Lots" and "Parcels" of real property previously owned by one or more of the following: the Innerarity Development Corporation ("IIDC"); Fayette Dennison; ("Mr. Dennison"); the Estate of Fayette Dennison, and Mr. Dennison's heirs; and

WHEREAS, The Lots and Parcels are more fully described in the Settlement Agreement and its Exhibits "A" and "B" (though the last two pages of Exhibit "B" appear to be in reverse order in a PDF of the Settlement Agreement received from the County in response to a public records request); and

WHEREAS, The County's ownership of the Lots and Parcels was a consequence of the March 21, 2014 Order Appointing Receiver entered in the lawsuit *Escambia County, Florida v. Innerarity Island Development Corporation* (No. 2014 CA 000237), which followed IIDC's abandonment of the old Innerarity Island water and sewer system that IIDC had previously owned and operated; and

WHEREAS, The County's Board of Commissioners (the "BOCC") established a certain Municipal Services Benefit Unit (the "MSBU") in BOCC Ordinance 2017-10 dated March 2, 2017, which Ordinance was subsequently amended by BOCC Ordinance No. 2018-3 dated February 1, 2018; and

WHEREAS, The County and the Emerald Coast Utilities Authority ("ECUA") entered into an Interlocal Agreement dated May 17, 2018, which was subsequently amended on July 18, 2019, providing for the construction of a new sewer system to replace the old sewer system abandoned by IIDC and owned by the County as Receiver;

WHEREAS, The MSBU payments that will be required from the HOAs' members, together with the sales proceeds from the 21 Lots previously designated as "surplus," will

reimburse the County in full for its expenditures incurred to build the new sewer system, and to acquire the Lots and Parcels; and

WHEREAS, County Officials have promised that any and all proceeds from sales of Lots or Parcels owned by the County will be applied in full to reduce the amount that the HOAs' members will be required to pay for the MSBU; and

WHEREAS, County Officials have also promised to respect the wishes of the HOAs in any disposition of any portion or all of the Lots and Parcels;

NOW, THEREFORE, BE IT RESOLVED, THAT: We, the Officers, Directors, and Members of the HOAs respectfully ask the County to place all of the Lots and Parcels described above (except the 21 Lots designated as "surplus" that are currently available for sale or have been previously sold) into a secure perpetual conservation status that will prevent commercial development and keep the Lots and Parcels available to the HOAs and their members for recreation, storm water mitigation, and wildlife habitat; and

BE IT FURTHER RESOLVED, THAT: In furtherance of the objectives described above, we respectfully ask the County to take the following four specific steps:

1. Rezone each and every Lot and Parcel (except the 21 Lots designated as "surplus" that are currently available for sale or have been previously sold) to the appropriate zoning classification or classifications that will (a) prohibit and prevent commercial development; (b) keep the Lots and Parcels available to the HOAs and their members for recreation, storm water mitigation, and wildlife habitat; and (c) minimize property taxes and similar taxes imposed on the owner(s) of the Lots and Parcels; **[Would Conservation Florida, Trust for Public Land, etc. have to pay property taxes on this property? Delete "(c)" if not?]**
2. Grant to the HOAs one or more perpetual conservation easements, jointly owned by both HOAs and enforceable by either HOA and the successors and assigns of each, perpetually limiting the use of each and every Lot and Parcel to only those uses consistent with item "1." immediately above;
3. Require and insure that any and all deeds, leases, grants, gifts, or other conveyances of any interest in any Lot or Parcel include restrictive covenants limiting the use of each and every Lot and Parcel to only those uses consistent with item "1." above;
4. Convey fee-simple, sole, perpetual ownership of each and all of the Lots and Parcels (except the 21 Lots designated as "surplus" that are currently available for sale or have been previously sold), consistent with and subject to the restrictions and limitations described in this Resolution, to a reputable conservation organization that (a) is focused primarily on conserving property in its natural, undeveloped state; (b) has a well-established, verifiable history of past and present success in such conservation efforts; and (c) is exempt from income taxation under Section 501(c)(3) of the U.S. Internal Revenue Code.