DRAFT
Innerarity Island Association
Board of Directors Meeting
April 5, 2009

Opening:
The regular meeting of the Innerarity Island Homeowners Association Board of Directors was called to order at 5:00 pm on April 5 at the Innerarity Point Fire Station by President Tom Bender. A quorum was present.

Tom welcomed our guests and thanked them and the Board Members for their presence.

Present:
Members: Tom Bender, Ramsey Greene, AJ Schultheis, Dick Wetzel, Ken Bass, Dale Boyd, Peg Gilmore, Leigh Dawkins. Guests: John Fennell, Martha Desposito, Glenn Barbee, Vann Goodloe.

Comments from President:
President Tom Bender said four fire hydrants on the Island were found to be inoperable as a result of an inspection he had requested and received. Three have been repaired and the fourth will be repaired soon. The Innerarity Point Volunteer Fire Department Chief has agreed to schedule a yearly fire hydrant inspection for Innerarity Island. Tom Bender motioned we donate $200 to the Innerarity Point Volunteer Fire Department. Peg Gilmore seconded the motion. The vote was unanimous.
Recently, broken concrete and asphalt has been deposited on both sides of the causeway. The board is in agreement that all of the debris should be removed. Fayette Dennison has agreed to have the concrete and asphalt deposited removed.
The tree violation assessment of $500 on N. Shore Drive has been paid.
The detached carport structure on Innerarity Point Road has been removed as a result of a letter from our Attorney.
Etheridge Property Management has mailed 38 letters to tree service companies concerning the Islands Tree Covenants.
A complaint by a neighbor of a delay on construction on Innerarity Circle has been resolved.
There is a hole on the right of way on Seascape Drive that Mr. Dennison has said he will have repaired.
The Board has recently received three (3) complaints about speeding on the Island, several complaints about the appearance of the Gate Entrance and the Townhouses. The new speed limit of 25mph should help with the speeding complaints. The Gate area (entrance) will be landscaped after the Causeway (MSBU) is complete. There is nothing the Board can do about the appearance of the townhouses. Individual Island residents should call Escambia County Code Enforcement about any eye sores at the townhouses.
The Board received complaints about water runoff onto and subsequent short time flooding on some Island roads after the rain storms (approximately 9") that occurred on March 27-28, 2009. The Board was unanimous in agreeing there is nothing the Board can do. This is the same conclusion that previous Boards have reached concerning this issue. The main cause of the water runoff problems goes back to the original road (infrastructure) development on the Island. Development on the Island (new houses, driveways, etc.) especially those lots where homeowners built up the lots, driveways, etc. across the right of ways right up to the pavement just adds to the water runoff problem. The initial storm water management plans was for storm water to percolate through the soils along the road right of ways, (swale areas).

The Board has also recently received several letters thanking the Board Members and other Committee Volunteers for their service and for the time we give for the benefit of all the Members.

Tom then proposed that the Board implement the following rules for guests at Innerarity Island Association Board meetings. He then read the following "for the record".

RULES CONCERNING GUESTS AT BOARD OF DIRECTORS MEETINGS

1. All guests wishing to speak must sign in at the meeting with their name, address and note the subject they wish to speak about.
2. If time permits all guests wishing to speak will have three (3) minutes to make their comments.
3. Guests must stand when speaking to the board. They must be courteous, polite, non-accusatory and not disruptive.
4. Guests not abiding by the rules will be asked by the President (or other Board Member Chairing the Board Meeting) to stop speaking and to sit down. If they don't abide they will be found to be "Out of Order" and asked to leave the meeting.
5. The Board President (Chair) of the meeting should be the only person addressing or responding to guests unless he or she asks the Sergeant- at- Arms or another Board Member to respond.
6. The Board does not normally respond to guests comments.

Dick Wetzel motioned for the Board to implement the Rules Concerning Guests at meetings. Ken Bass seconded the motion. The vote was unanimous.
Tom Bender said Dale Boyd has agreed to be appointed the Board's Sergeant-at-Arms.
Ramsey Greene motioned that Dale Boyd be appointed Sergeant- at- Arms. Ken Bass seconded the motion. The vote was unanimous.

Approval of Minutes:
President Tom Bender then requested approval of the minutes for the November 9, 2008 and January 11, 2009 Board of Director Meetings.

Dick Wetzel motioned to approve the minutes of the November 9, 2008 meeting. Ken Bass seconded the motion. The vote was unanimous.

Ramsey Greene motioned to approve the minutes of the January 11, 2009 meeting. AJ Schultheis seconded the motion. The vote was unanimous.

Comments from Vice-President:
Vice-President Ramsey Greene said he and all other Board Members recently received an email from Webmaster Tom Conrad regarding the minutes from the December 2008 meeting concerning a change that he thought should be made in reference to some of the wording about a motion he made concerning the minutes being submitted to him within a certain period of time. Ramsey stated the minutes he submitted are a summary of the intent of discussions and motions made at the meeting. They are not intended to be a word for word recording of all that goes on in a meeting. We would have to hire a court reporter for that. The statement "for the record" would have to have been made and then a written copy of the motion submitted to the secretary at the time. If that had occurred he would have made sure all members understood exactly what they were voting on. Ramsey said that all the 2008 Board Members and the 2009 Board Members have reviewed the minutes for the December 2008

meeting and agreed they were correct as submitted. Ramsey said that all he remembers being voted on was the motion that unapproved board meeting minutes be furnished to Tom Conrad (Webmaster) within 30 days following the board meeting. He further stated that is all any member he has talked to actually remembers about the motion. The board unanimously agreed with Ramsey that the minutes for the December 2008 meeting should stand as submitted. Any change if agreed to would have to be made at the annual meeting in December 2009.
Ramsey reported that last year the Board approved a new speed limit of 25 mph be posted for the island and requested the Board to approve up to $300 for the signs. Ramsey presented a map showing where he intended to place the new speed limit signs.
Tom Bender made a motion to approve up to $300 for Ramsey's sign project. Ken Bass seconded the motion. The vote was unanimous.

Peg Gilmore moved for an amendment to the motion to add four (4) CHILDREN AT PLAY signs. Peg asked Tom if that was OK with him. Tom said that would be fine. Peg's amendment would raise the sign costs to $450. Dale Boyd seconded the amended motion to approve up to $450 for signs. The vote was unanimous.

Report from Treasurer:
AJ Schultheis submitted and reported on the 2009 budget as of the end of March. We have received $45,113 in dues and members are delinquent on $8,287 in dues. AJ recommends keeping $35,000 in the reserve account for contingencies (emergencies).

Ken Bass motioned that we keep $35,000 in the reserve account. Ramsey Greene seconded the motion. The vote was unanimous.

AJ advised that it looks like we will have a maximum of $45,000 to spend on capital improvements this year and an average of $15,000 a year from now on.

Gate Committee:
Ken Bass reports that the gate has not worked in several weeks. The Gate is in the process of being repaired. He does not know how long the repair work will take. He is continuing to work on a security system for the gate. The gate will be landscaped after all road work is completed.

Architectural Committee:
Dick Wetzel reported that a tree removal on North Shore Drive was approved by the ACC.
A patio enclosure on North Shore Drive was approved by the ACC.
A fence on Red Cedar Street was approved by the ACC.

Dick read the following "for the record":

Rules for Nominating Committees
Innerarity Island Association, Inc.

1. The Committee must check on the status of all current Board Members and verify the number of nominations required to fill the nine (9) member Board of Directors for the next year.
2. The Committee will identify homeowners willing to serve on the board. At the same time the Committee must verify the homeowners willing to serve are members in good standing: i.e. full-time residents, all assessments paid up to date, no current violations of the Covenants and Restrictions

and not a regular violator of the Covenants and Restrictions.

3. Obtain a brief biography from all homeowners willing to serve on the Board.
4. Insure that possible candidates selected for the board understand they are **charged** with the **duty and responsibility** to conduct the business of the Association and to enforce the Covenants and Restrictions as written.
5. The Chair of the Nominating Committee is required to advise the Board of Directors and Etheridge Property Management Company in writing the names of those nominated to serve on the Board prior to the Board of Directors last meeting of the year. This will be prior to the last meeting of the current Board of Directors for the year which is normally a month or so prior to the annual meeting in December.

Ramsey Greene motioned to approve the Rules for Nominating Committees be incorporated into the record for future Nominating Committees. Ken Bass seconded the motion. The vote was unanimous.

Dick Wetzel read and presented "for the record":

Innerarity Island Association
Nominations and Elections Committee 2009
Proposed Committee Membership

Dick Wetzel, Chair
AJ Schultheis, Board Member
Donna Tinker, IIA Member

All members are in good standing with the IIA, to conform to requirements of the IIA Bylaws as well as The "Rules for Nominating Committees", and have agreed to serve. The BOD of the IIA must approve the above membership before any official actions can be taken by the committee.

Ken Bass motioned that Dick Wetzel be approved as chair the Nominating Committee for 2009 and that AJ Schultheis and Donna Tinker serve on the Committee. Peg Gilmore seconded the motion. The vote was unanimous.
The Board agreed that we make the committee membership agreement a matter of record. The rules and agreements by members must be followed by all future Nominating Committees.

Beautification Committee:
Dick Wetzel gave the beautification committee report in the absence of Kip Tinker. The mowing quote obtained was $800 a mowing with an agreement to maintain the causeway. Several Board Members stated they thought the mowing bid should have come down for this year. They didn't think we're going to be able to mow the Causeway this year. A J Schultheis stated that $3,600.00 was approved in the 2009 Budget for mowing. The Board unanimously agreed that $800.00 a mowing bid exceeded our budget amount. Tom Bender asked Dick if he would get with Kip and see if Harry would be willing to mow the right of way for $600.00 a mowing especially since the causeway was no longer required to be mowed. Dick agreed to take care of the above.
Tom Bender motioned that we approve up to $3600 for 6 mowings starting in late April or May. This does not include the causeway mowing. He explained he was recommending the budgeted amount be approved now where if it is agreed to later the mowing will not be held up until after the Board could approve a new mowing contract. Peg Gilmore seconded the motion. The vote was unanimous.

There was further discussion and Glenn Barbee agreed to assist in getting other quotes for the mowing contract if our current contractor will not do the mowing for $600.00 each.

Dick reported it has been too wet to inspect the greenways. The Beautification of the new gate will not be done until the causeway project is completed.

Causeway Committee:
Tom Bender reported, in the absence of Ray Moody, that according to the Project Engineer, Kevin Morgan, that actual construction of the causeway **may** begin as soon as the first part of June. Completion is expected within 4-8 weeks after construction begins depending on weather and other issues.

Development Committee:
Concerning the proposed PUD and townhouse development across from the current townhouses, John Fennell reported that the developers and engineers have met with county reviewers and we have not heard anything definite yet. John believes that in the event of a called quick meeting, the Escambia County Development and Planning Board is most impacted by homeowners showing up at meetings to protest approval. John said it would be wise to consider a mail out to homeowners advising them of the meeting if one is called. He estimates the cost of the mail out to members would be approximately $300.00.

Peg Gilmore motioned to approve up to $300 for a mail out to homeowners regarding notification of a Development Service Planning Board meeting. Dale Boyd seconded the motion. The vote was unanimous.

John Fennell then reported on the "President's Forum" which is an organization of Perdido Key Condos and in the future, Homeowner Associations in Southwest Escambia County. John said that he was tasked by last year's Board of Directors to look into the "President's Forum" and recommend to the Board whether or not in his opinion we should join. John said that after attending the "Presidents Forum" meetings and receiving input from several current Board and Committee Members including the current President who have attended "President's Forum" meetings that he was recommending against joining at the present time. He said that he does believe there could be substantial benefit to our Association and its Members at some time in the future. He believes the "President's Forum" will become a powerful voice concerning lower property taxes, better roads and more services in our area of the County.

President Tom Bender thanked John for his sincere recommendation and said that he concurred; especially considering our current budget situation. The Board agreed to put off any further consideration of joining for several months to a year. They did feel that John and some current Board Members should continue to attend meetings of the "Presidents Forum".

Road Committee:
Vann Goodloe reported on a *preliminary quote* from Roads, Inc. on resurfacing Innerarity Pt. Rd. from the new gate to the west end of North Shore Drive of approximately $30,000 in addition to the resurfacing of Seascape Road up to Seascape Street (two cul-d-sacs Westside) for $18,500. To resurface **both roads** under **one mobilization**, the combined price would be $47,000. A savings of $1500. Several Board Members including Ramsey Greene, Ken Bass, AJ Schultheis, Dale Boyd and Peg Gilmore questioned Vann about what criteria he used in the selection of roads to be paved and when in the road

plan he submitted. They expressed concern about the main criteria being used is the condition of the road. They made it clear that other factors other than the condition of a road should be considered. They feel the amount of traffic and number of homes on a road should be heavily considered and are more important than just the condition of a road. Their position is the main road we should be concerned with this year is Innerarity Point Road. As a result of this discussion the Board requested that Vann obtain a separate quote on widening Innerarity Pt. Rd. six inches on each side and also a separate quote for a twelve inch expansion on each side. Vann also agreed to request a quote for a middle road stripe or other markings in the middle of IPR.

Other Business:
Tom Bender addressed items for Webmaster, Tom Conrad, in his absence. Tom Conrad requested up to $495 for the cost of creating and printing a new island directory with updated information. 175 to 190 copies will be printed. There are over 100 corrections and updates that need to be made.
Tom Bender motioned that up to $495 be approved for Tom Conrad to create and print a new and updated island directory. Dale Boyd seconded the motion. The vote was unanimous.
Tom Bender requested on Tom Conrad's behalf to inquire if the Board is interested in a monthly survey at the cost of approximately $20-$30 per month depending on the number of questions, time on the internet, the number of responses and etc. After a brief discussion the Board unanimously agreed that we do not need or approve a monthly or any other survey at this time.

President Tom Bender thanked our committee chairs and guests and invited each guest to speak as follows:

Guest speaker, Martha Desposito addressed the need for speed bumps on IPR. Martha also volunteered her services and time when needed for Board matters.

Guest speaker, Glenn Barbee thanked the board for doing a good job and volunteered to assist the Board when needed.

Tom reminded everyone the next Board meeting will be held on July 12, 2009.

Ramsey Greene motioned to adjourn. Peg Gilmore seconded the motion. The vote was unanimous.

Minutes submitted by: Leigh Dawkins

Approved by: