DRAFT
Innerarity Island Association, Inc.
Annual Meeting
Perdido Bay Community Center
December 8, 2009

Opening:
The annual meeting of the Innerarity Island Association was called to order at 7:00 pm by President Tom Bender. A quorum was present. He welcomed members and guests and introduced the 2009 Board of Directors and the Committee Chairs.

Board Members Present:
Tom Bender, President, Ramsey Greene, Vice- President, AJ Schultheis, Treasurer, D ck Wetzel, Chairman Architectural Control Committee, Ken Bass, Chairman Gate Committee, Dale Boyd Sergeant-at-Arms, Peg Gilmore, Assistant Chair Architectural Committee.

Committee Chairs:
Kip Tinker, Beautification Committee, Vann Goodloe, Road Committee, John Fennell, Development Committee, Ray Moody, MSBU Committee, Tom Conrad, Innerarity Island Association Website Committee.

Comments from the President:
Tom Bender thanked his fellow Board Members, Committee Chairs and all other members who assisted on the Committees for their service and hard work on behalf of our Association during 2009.
Tom introduced our Property Manager, Ray Etheridge, President of Etheridge Property Management, Inc. Ray reminded members who wish to sign up for Association Committees or future Boards to sign in on the appropriate sign in sheet.
Tom reminded members wishing to speak to raise your hand and please wait to be recognized by the President or other Board Member having the floor at that time. Once recognized please stand and state your name for the record.
The MSBU has been challenging to say the least. Escambia County decided to put the project out for bids in June 2009. The bidding process delayed the MSBU Project for approximately three (3) months. There were other problems and delays with the surveys of the property to be quit claim deeded to the county for the 60' wide right of way, as required for the road.
We have received numerous calls and emails concerning landscaping and beautification around our entrance. This will be addressed following completion of the MSBU project and Innerarity Point Road resurfacing.
We have received complaints about pets being allowed to roam freely on the Island; in one incident a member and her small dog were attacked by a pit bull. There have been several other dog attacks on members over the years. Our Association Covenants address that: "No animal shall be allowed on the Island except dogs, cats and other commonly allowed household pets, and no such animals shall be kept or maintained in such a manner as to interfere or annoy the neighbors." However, in Escambia County – pets, dogs unaccompanied by owner (handler) and not on a leash are a violation of the County's Leash Laws. **Under no circumstances should a pet of any kind be allowed to roam freely**. The Board of Directors made our Members aware of the County laws, etc. in their annual letter to the members in 2009 and in previous years and asked that our neighbors in addition to the above pick up all droppings left by their pets while walking them in the neighborhood as that has been an area of contention among neighbors.

We have had numerous complaints about the Townhouses at the entrance to our Island looking bad. Household items and miscellaneous stuff is being stored under some of the Townhouses along Innerarity Point Road. Some of our neighbors have suggested that we go in with the Townhouses on constructing a nice privacy fence along the south property line of the Townhouses.
Other concerns and complaints to the Board had to do with sewage and water line leaks, people who do not live in and are not members of Innerarity Island Association using our roads for walking and bicycling, some of whom are not courteous and will not move off the road to allow for the normal flow of traffic. This has been a real concern for some of our neighbors who have actually had confrontations from the walkers who refuse to move over. In one case a walker threw a coke bottle at one of our Innerarity Island Association Members. This matter has been brought up numerous times in the past with owners at the 2008 Annual Meeting suggesting that we keep our gate closed and do not allow trespassers to come onto our Island. This is going to have to be addressed in the near future.
Kyle Roberts asked how we control trespassers and people parking on the causeway since we do not own the Causeway. Tom, Ramsey and some other Members said this has been an ongoing problem for years. Hopefully the Association can get the County to put up NO OUTLET, DEAD END signs approximately 100 feet or so to the east of the entrance onto the Causeway. We can request the County to put up NO PARKING signs along the Causeway. Kyle Roberts said that some people actually try to back up trailers, etc. in an attempt to launch small boats, kayaks and other water craft. They actually block one half or more of the road. Tom agreed that this needed to be stopped as it is a safety issue.
Other calls were concerning litter: ie plastic bags, paper, styrofoam peanuts, etc. flying out of the ECUA truck. ECUA was contacted and the Sanitation Director advised they are asking Homeowners Association's help in reminding their residents to bag all household garbage and recyclable items in plastic bags.
Cheryl Fox stated that styrofoam and plastic grocery bags are not on the recycle list and should not be placed in any container without being properly bagged.
Tom stated that on a jolly note the Chief of Innerarity Point Fire Station advised him they would be having the Annual Santa Claus Fire Truck ride on Saturday, December 19th and the trucks will leave the station at approximately 9:00 am. They will start on Innerarity Island and move to the east.

Approval of Minutes:
Dick Wetzel made a motion to approve the December 9, 2008 Annual Meeting Minutes. Vann Goodloe seconded the motion. The vote was unanimous.

Architectural Committee Report:
Dick Wetzel thanked this year's committee: Peg Gilmore, who served as Assistant Chair and committee members Martha Desposito and Michael Gartman.
The Committee had a rather quiet year, meeting on three occasions. One new construction project on Innerarity Circle was carried over from 2008 and completed in 2009. The only major project begun this year was planning for new home construction on Innerarity Point Road which should be completed in 2010. Other renovation or improvement projects to existing homes proposed and approved during the year included privacy fencing (1), removal of trees greater than 5" DBH (6), and/or concrete pads-patio enclosures (3). Other than minor requests generally asking for advice or information, and not requiring action on the part of the committee as a whole, this constituted the business of the committee for the calendar year. One resident had approval to pour a cement pad with a patio enclosure and found out after approval by the ACC that the Escambia County setbacks are sometimes different that the Innerarity Island Covenants and restrictions. In this case the setbacks for a pad and enclosure are different in the County Codes and required the owner to obtain a variance from the County for the enclosure even though the pad met our setback requirements. Tom Bender added that in addition to the setbacks

differing in some cases, that Escambia County Building Codes, setback requirements, etc. always take precedence over Innerarity Island Covenants and Restrictions if the County Code is more restrictive. In addition, the committee drafted and proposed to the Board a set of general guidelines related to the assessment of primary and secondary impact fees (approved at the November 2009 BOD meeting) to help clarify the assessments. The guidelines have been posted on the association's website.
Dick reminded the association members of the most common projects requiring approval of the ACC. This includes the construction of new homes but equally so renovations to property that include but are not necessarily limited to the addition of fences, pools, decks, patios, driveways, terraces, walkways, attached structures and any changes to the outside of a home, etc. As you know our covenants and restrictions specifically prohibit outside storage buildings or utility trailers being used for that purpose. Also, the removal of trees greater that a 5" diameter at breast height (DBH) requires approval.

Road Committee Report:
Vann Goodloe thanked his committee Bill Leib and Shane Walker and other members who assisted him throughout the year.
We have a Master Road Plan which involves resurfacing of the roads in our community. Our Board has approved a new schedule which is posted on our website, Innerarity island.net. We have gone to a two (2) year cycle to pave our roads in order to save on staging costs and therefore obtain more paving for funds spent. This plan covers a ten (10) year period. This plan will be evolving as time goes on. This year the Board approved for 2009 was to do the second phase of Innerarity Point Road. This includes repaving from the gate to the western end of North Shore Drive. There will be some strengthening of the shoulders and a widening of the road by two (2) feet. There will be three (3) speed bumps installed on IPR to keep the speed of traffic down. This will also include thermoplastic paint, a white line down the sides and a yellow line down the center and this will match the painting that will be done on the MSBU project (causeway). The Board approved this project up to $54,000.00 and at this time the project is just under that figure at $53,625.00. The reason we are able to obtain the price we have is because the contractor that has been selected to perform the MSBU, causeway project, is the same contractor that will be repaving our road.
We have had all the fire hydrants on our Island inspected and the improvements that needed to be made were done. They have all been pressure checked and meet with state and local requirements. We are on an annual inspection with the Innerarity Point Fire Department. Reflectors were placed to identify the location of fire hydrants.
Steve Mims expressed concern about tree limbs interfering with our road project, vision, etc. along some roads. Vann responded that any tree limbs in the way would be removed.
Dick Monish inquired about the fire hydrant check. Tom and Vann replied the fire hydrants were checked in accordance with the normal Escambia County Fire Department standards.
Kyle Roberts expressed concern that the road expansion might knock people's surveyor markers down. Tom, Ramsey, Vann and others replied that would not be the case as all the roads on Innerarity Island have a 40' right of way and Innerarity Point Road has a 60' right of way.
Dick Monish asked who approved the speed bumps. Tom replied the Board approved the speed bumps because of the many complaints that were received about speeding on Innerarity Point Road.
Steve Mims inquired about the size of the speed bumps. Vann Goodloe replied that they are to slow you down to 20 MPH. An example is on Mermaid Drive by Helen Caro School. They are about 3 ½ inches in height and are about 12 feet long

Causeway Committee Report:

Ray Moody said he does not have anything to add to what Tom Bender reported. He turned the project over to Tom back in July because of the problems that had to be addressed by the President of the Association.
The cost is below the original estimate by approximately 25%. The county has been very slow on this project.
Dean Dennison reported that the holdup is that the County can't get an accurate description of the property. They did drag their feet at first trying to work the MSBU and the PUD development simultaneously.

Gate Committee Report:
Ken Bass reported that the bricks that were left over from the construction of the gate have been moved from a resident house to the Community Lot. Thanks to Glenn Barbee for furnishing his truck, and Vann Goodloe and Dick Monish for their help. Thanks to Vann Goodloe for installing a video surveillance camera at the gate. Ken thanked Tom Bender and Ray Etheridge for the hard work they did on obtaining an insurance settlement for our Association when the gate was damaged.
The circuit board on the gate is defective and should be repaired and operational soon. The work will be done by All Tech.
Thanks to Dale Boyd and Glenn Barbee for their help on the Gate Committee. Thanks to the Board and especially the President, Tom Bender for their hard work this year.

Beautification Committee Report:
Kip Tinker reported the Beautification Committee's purpose encompasses two main areas:
-To enhance and maintain the Community Lot for the recreation and enjoyment of island residents.
-To maintain the common areas to a pleasing and trim standard of appearance while encouraging residents to take pride in the appearance of their individual lot and home landscaping.
Both purposes will be carried out within reasonableness of situation, practicality, and budgetary constraints. Recommendations or suggestions of other improvements are always welcome.
The Committee can also recommend current island residents with local landscaping knowledge as well as sources for plants. They can provide suggestions for planting ideas and growing techniques which have a good chance of prospering in our demanding Northern Florida, island environment.
Kip thanked Beautification Committee members, Bob Messler, Charlene Schultheis, Sue Neff, and Fran Bass.
Kip asked anyone who would like to volunteer for the upcoming year to please contact him.
Thank you to all who helped with island trash and litter patrol. This is especially helpful during the months of right-of-way mowing in order to prevent the mower from scattering little bits of trash.
Please trim around your mailboxes. The mowing contractor only trims around the island signs, hydrants and culverts. The mowing is done by Harry Sugg who does an excellent job.
The mowing and maintenance of drainage greenways are planned for the early spring. Bids will be requested as soon as the critical ones dry up enough to permit mowing. Not all will be mowed. Some are not used to conduct water off the island. These will be left to revert to natural island vegetation-or at some point in the future, possibly nature trails. There was a lot of discussion by various members concerning just what the Association should and should not do. It was agreed the greenways are just that and not nature trails. It was discussed that the Association cannot change the flow of water from one area to another. Dean Dennison advised that we could spend hundreds of thousands of dollars attempting to alleviate the accumulation of water on the island after rain storms etc. He advised that we had purchased property on an island that for the most part is at sea level. He further advised that we

could probably clean out some of the debris ie dead trees, logs, etc. off of the few greenways that do have water flow after heavy rains, storms, etc. However, we would have to be very careful in what we do as we could get into a lot of trouble and be assessed fines of hundreds of thousands of dollars by various Governmental and Environmental Agencies.
The gate landscaping committee will design plantings and plant types. Anyone wishing to contribute is welcome. To the best of our ability, we plan to use plants native to the Island and the harsh environment that dominates our entry road. We had been waiting for completion of the causeway construction before beginning the work in order to not risk damage to the plants. The Causeway planting will be dictated by the County/State. The County determines the grass border for the road, and will be responsible for mowing. The Committee will be required to ensure this section of road is in the Counties mowing plan.
The Island picnic was very successful! Special thanks to Dick Wetzel, George Neff, Jack Mlagan, Al Dawkins and Ramsey Greene for their help.
Vandalism continues to our No Trespassing signage on the Island. Residents please be vigilant. However, do not confront the vandals. Call Sherriff's department and file a report. They will respond.

Development Committee Report:
John Fennell reported that there is nothing new to report on the PUD. The five acre parcel that was for sale on the corner next to our gate (N. Shore Drive & IPR) is no longer listed. He understands it is in the process of being listed with another real estate broker. However, he has no further information on this.

Report on Status of Liens:
Ray Etheridge reported that 12 homes and 1 lot have liens totaling $5605.00. With one home owing $2089.00 of the total amount.

Review of Cash Receipts & Disbursements 2009 & Proposed 2010 Budget:
AJ Schultheis reported we started out the year with a balance of$60,946.00. We had receipts of $55, 182.00. Disbursements and operating costs of $22,042.00. This left us with a net operating income of $33,140.00 added to beginning balance and we have a total of $93,086.00 to start 2010 with.
Our operating costs for 2010 mirror what we budgeted for 2009 of $36,120.00. The road resurfacing was budgeted for $55,000.00. We should end 2010 to start 2011 with a balance of $57,516.00.

Adoption of 2010 Budget:
Glenn Barbee made a motion to accept the 2010 Budget. Tom Conrad seconded the motion. The vote was unanimous.

Nomination Committee Report:
Dick Wetzel reported the Nomination Committee consisted of himself, AJ Schultheis and Donna Tinker. The committee met two times during the months of October and November to review the duties and responsibilities of the committee, to determine the number of expiring terms and to contact individuals having expressed an interest in serving on the board and/or committee's of the board. In addition, notifications of the upcoming election and solicitation of nominees were posted on the IIA bulletin board and website.
Following this, the nominating committee presented to the BOD at its November 8, 2009 meeting a list of five (5) nominees to potentially fill the upcoming vacancies.
1.James Buttram 2.George Bush 3.Rich Loudin 4.Ramsey Greene 5. Dick Wetzel

All nominees have expressed an interest in serving if elected with three being new to the board and two being current members. The potential new members, Mr. Buttram, Bush and Loudin, will be asked to give a brief biographical sketch to introduce themselves to the IIA membership. Etheridge Property Management, Inc. will manage and certify the nomination and elections for the 2010-11 terms for the Board of Directors. At this time, President Tom Bender asked if there are any nominations from the floor. There were no nominations from the floor.

Election of Board of Directors – Year 2010

Tom Conrad made a motion that the election of the slate be by acclamation. Ray Moody seconded the motion. The vote was unanimous.

Other Business:

Sharon Barbee thanked whoever decorated the gate for Christmas.
Kyle Roberts asked about the location of the speed bumps, said he was not against them.
Vann Goodloe responded that he is planning to meet with Road's Inc. along with Tom Bender and Ramsey Green concerning the exact placement of the speed bumps.
Herb Cann expressed a concern about water service repair not being available 24/7. Dean Dennison said their water company does not operate on a 24 hour basis.

Adjournment:

Sue Neff made a motion to adjourn. Tom Conrad seconded the motion. The vote was unanimous. Meeting was adjourned at 8:30 PM.

Minutes submitted by: Leigh Dawkins

Approved by: