Innerarity Island Association
Board of Directors Meeting
July 12, 2009

Opening:
The regular meeting of the Innerarity Island Homeowners Association Board of Directors was called to order at 5:00 pm on July 12, 2009 at the Innerarity Point Fire Station by President Tom Bender. A quorum was present.

Present:
Members: Tom Bender, Ramsey Greene, AJ Schultheis, Dick Wetzel, Ken Bass, Leigh Dawkins
Committee Chairs and Guests: John Fennell, Vann Goodloe, Tom Conrad, Kip Tinker, Shane Walker

Comments from President:
President Tom Bender welcomed members and guests and thanked them for attending the Board of Directors Meeting.
Tom reported that he has received calls regarding numerous items including, the appearance of the townhomes, the status of the gate operation, the lack of landscaping around the gate area and the new speed limit of 25 mph on the island.
The placement of No Outlet or Dead End signs is being taken care of by Ramsey Greene.
Tom Bender reported, in the absence of Ray Moody, that the causeway construction delays are due in part to the new sewer line installation and the fact that the county did not put the causeway project out for bids until the middle of June. The funding for the MSBU project should be approved at the County Commission meeting on August 6. Shane Walker and Vann Goodloe volunteered to make certain that our causeway project is definitely on the agenda at the upcoming Commission meeting and to keep us informed. It is recommended that board and committee members be present at the August 6 County Commission meeting.
The new Innerarity Island Homeowners Association Directory is complete and will be distributed soon. Tom thanked Tom Conrad Chair of the Web Site Committee for his work on the new directory.
A dead tree on the north side of IPR needs to be removed by the property owner.
The situation concerning cutting down several large trees on IPR without prior approval of the ACC has been resolved.
Dick Wetzel brought up and there was discussion about another dead tree on the corner of N. Shore Road and N. Shore Way that needs to be removed.
Ramsey Greene made a motion to remove the dead tree on the corner of N. Shore Road and N. Shore Way. Dick Wetzel seconded the motion. The vote was unanimous. Dick and Kip Tinker will take care of this project.
The Association was paid $3431 for damages to the center island and the Innerarity Island sign.
Ramsey will report on the Sunshine Laws and what Florida Statutes actually apply to Homeowners Associations.
Several of you and some members have asked me about the possibility of conducting a more extensive audit of the Associations financial records and bank accounts. This will be covered under the report from the Treasurer.
Again we have had several complements to the board and our committees on the job we are doing and the time each of you are giving to our Community.
Tom reminded those present that any guest wishing to speak must sign a speaking request form. As time permits all guests wishing to speak will be allowed three (3) minutes to speak.

Approval of Minutes:
Ken Bass made a motion to approve the minutes of the April 5, 2009 meeting. AJ Schultheis seconded the motion. The vote was unanimous.

Beautification Committee:
Kip Tinker reported that the gate beautification project is on hold until the causeway project is completed. The mowing is going along fine and it has been too wet to mow the greenways. Two signs on Seascape Drive have been vandalized again. The island picnic will be held on November 8th probably at the same time as last year approximately 1 PM-3 PM. Due to a smaller than expected turnout at the November 2008 picnic an RSVP for the picnic is being recommended in order to prevent wasting money on unnecessary food and beverage supplies. Kip will get out more information about the picnic at a later date.

Development Committee:
John Fennell reported there has been no information on further development of the Russell Bayou PUD . However, he does believe the PUD will be pursued at some point in the future.
John believes that a decision to join the President's Forum should be addressed again at the November meeting. John reported the President's Forum has reduced the size of the area they are representing and that area does include Innerarity Island. The Forum has a very strong voice concerning road paving, development, lowering property taxes and etc. with our local politicians. Dick Wetzel, Ken Bass and Kip Tinker will attend the President's Forum meetings with John. All Board members are invited to attend.

Road Committee:
Vann Goodloe reported on the road resurfacing projects for 2009 and presented the following estimate from Roads, Inc.

MEMO FOR IIA BOARD OF DIRECTORS
July 8, 2009

Subject: **Road Resurfacing Projects for 2009**

1. The following proposal and quotes are provided for your review and consideration in accordance with the approved Master Road Plan and member requests made at the last BOD meeting. *Roads, Inc.* has provided firm quotes for resurfacing, improvements and repairs as follows.
2. **Innerarity Point Road (Phase 2) - Item 1:** 1 ½" overlay
    a. Apply Tack Coat
    b. Mobilization
    c. **Price: $30,000**
3. **Seascape Drive - Item 2:** 1 ½" overlay
    a. Apply Tack Coat
    b. Mobilization
    c. **Price: $18,500**
4. To do both items 1 & 2 above under one Mobilization, the combined price will be **$47,000** (a savings of **$1,500).**
5. Additional Charges
    a. Solid stripe for the entire length of Innerarity Point Road both sides (Thermoplastic Paint) **$5456/$1.10 per linear ft.**
    b. Solid stripe for the entire length of Innerarity Point Road both sides (Regular Traffic Paint): **$1240/$0.25 per linear ft.**
    c. Widening Innerarity Point Road (Phase 2) by 2 feet (1960 linear ft.)
        a. Sub grade work

b. Install 3' wide rock shoulder each side
c. Install 1 ½" depth asphalt 1' wide each side

e. Install Traffic Reflectors: **$1736/$7.00 each** (normally every 20 feet) Install Speed Bumps: **$1250 for two (per BOD)/$625 each**

f. Repair and widen turn around at west end of Innerarity Point Road: **$2750 Lump sum**

Chase Rawson

Vice President, Roads, Inc.

Submitted by:

Vann Goodloe, Chair, Roads Committee

Vann Goodloe recommended that we make every effort to resurface IPR and install speed bumps this year. Ken Bass, Dick Wetzel, Ramsey Greene and AJ Schultheis led a brief discussion concerning the paving, widening, installing speed bumps, traffic reflectors and stripes with the road committee.

Ramsey Greene motioned to approve up to $54,000 for the widening of Innerarity Point Road, paving Innerarity Point Road, installing 3 speed bumps, one solid regular paint stripe and traffic reflectors down the middle of the road at the point the MSBU is complete. Ken Bass seconded the motion. The vote was unanimous.

This work will be performed after hurricane season as the MSBU probably will not be completed until sometime in October.

Website Committee:
Webmaster, Tom Conrad, distributed the new Innerarity Island Association Directory to those attending the meeting. The directory will be delivered to members by volunteers in the near future.
Tom reported the Innerarity Island website now receives approximately 400-500 hits per month. He also said that he has some other miscellaneous expenses that he will submit to the President for approval.

Comments from Vice-President:
Ramsey Greene reported most of the new 25 mph speed limit signs were posted this weekend. When possible we are reusing existing poles in an attempt to save some money. The Slow Children at Play signs are still on order. They will be added at the appropriate places we delineated at the last meeting.
Ramsey said that he will be following up with the county concerning the placement of No Outlet or Dead End street signs that are needed a quarter mile or so east of the entrance to the Causeway. He wanted to stress to everyone that we are not assessing every tree violation a flat fee of $500. This decision is made on a case by case basis and it is beneficial and **required for owner's** to receive approval from the ACC **before** removing trees rather than to ask for forgiveness after removing them. The ACC **does not make** policy it only **enforces** it. He recommended when a tree is cut down without prior approval a letter will be sent to the property owner assessing the owner $500 **per tree** removed in violation of the Covenants & Restrictions.
The Sunshine Laws do not apply to private homeowners associations. They only apply to governments i.e. city, county and state type entities but not to the federal government. The board does have open meetings which are required by Florida Statutes 720. The board can make a decision via e-mail as long as the decision is unanimous.

Treasurer Report:
AJ Schultheis reported we currently have $95,083 and estimates we will probably spend approximately $20,000 between now and the end of the year. Dues currently outstanding are $8100 and we expect $2500 to be paid. $5500 has been past due for 2 years or more. An incoming insurance settlement of $3431 was paid from damage done to the center island. If we spend $54,000 on road paving we should have $20,000 to $25,000 in reserve to start the new fiscal year. AJ said that he currently verifies income and expenses monthly. He also reviews the reconciliations of the bank accounts monthly. He does not think our association needs to have a more extensive audit at this time. The entire board agreed with AJ's recommendation.

Gate Committee:
Ken Bass reported the center section of the old gate was destroyed by a vehicle. Thanks to Tom Bender & Ray Etheridge for obtaining a substantial insurance settlement. Thanks to Dick Monish for cleaning up the debris at no charge. Thanks to Vann Goodloe for obtaining a video camera and video surveillance sign, which has been installed.
The gate operation has been erratic. The last repair required replacing a $2000 circuit board. All-Tech said the gate had been hit by lightening. Ray Etheridge is planning to file an insurance claim because we have lightening insurance. He believes the insurance has a $1,000 deductable clause.
Ramsey Greene volunteered to check into surge protection for the security gate.

Architectural Control Committee:
Dick Wetzel reported:

For the 2nd quarter of 2009, the ACC has addressed the following:

1. Resolved Issues
    a. Tree Removal violations: Innerarity Point Rd..; $500 assessment paid
2. Completed Projects
    a. House Construction; Lloyd & Lindy Kerr, 5665 Innerarity Circle; all conditions of the IIA for new construction have been met and all fees paid.
3. Approved Requests
    a. Tree removals:
        i. John Helig, Tom Conrad & Becky Richardson; Innerarity Circle
        ii. Steve Mims; 5520 N. Shore Rd.
4. New Business – Requests
    a. Steve Mims, 5520 N. Shore Rd.; concrete pads
    b. Buford Lipscomb, 16461 Innerarity Point Rd., tree removal
    c. Don Singleton, 16151 Innerarity Point Rd., new patio & enclosure (pending receipt of materials information for approval)

5. Continuing
    a. The ACC has continued discussions concerning the development of guidelines for assessment of secondary impact fees (fees other than those assessed for new construction). A draft statement will be delivered to the BOD for review and possible adoption at the November BOD meeting.

Dick Wetzel reported on a report from Etheridge Property Management concerning the state of the Island. He stated the house at 5597 Innerarity Circle is making some progress however it is still not complete on the exterior that can be seen from the street. As of this date none of the pilings have been enclosed. The

owner has not responded to several letters from EPM requesting estimated completion dates, intentions and etc. This construction has been going on for over three years. EPM also reported on the status of the POD in the yard at 5612 Innerarity Circle. EPM sent the owner a letter on May 12, 2009 asking for a date he intended to remove the POD. There is also a vehicle that has been on ramps in the driveway every time he has made a periodic inspection for the past two months. The owner has not responded to date.EPM recommended an additional 30 days for the owner to remove the POD.

There was discussion by the Board including input from Tom Conrad concerning the owner at 5612 Innerarity Circle on these items after which Dick Wetzel motioned that we assess a second impact fee of $500 to the owners at 5597 Innerarity Circle for the continuing construction as allowed by our Covenants and Restrictions. Ramsey Greene seconded the motion. The vote was unanimous. Dick will notify Ray Etheridge to assess the second impact fee.

Ramsey Greene motioned to direct Ray Etheridge to send a second letter to 5612 Innerarity Circle giving the property owner 60 days to remove the POD in the driveway before enforcement action is taken. AJ Schultheis seconded the motion. The vote was unanimous. The Board agreed not to take any action at this time concerning the vehicle at 5612 Innerarity Circle. Tom Bender and other Board members offered to help the owner with his project. Tom Conrad advised he didn't think the owner would take anyone up on offers to help. However, he will discuss this with him. Dick will notify EPM to send a follow up letter to the owner at 5612 Innerarity Circle.

Ramsey Greene motioned we adjourn the meeting. Dick Wetzel seconded the motion. The vote was unanimous.

Tom Bender reminded everyone the next Board meeting will be held November 8, 2009 at 5:00 pm.

Minutes submitted by: Leigh Dawkins

Approved by: