

NOTE: THESE ARE UNAPPROVED MINUTES ONLY. THEY WILL BE REVIEWED, POSSIBLY AMENDED AND APPROVED AT THE NEXT BOARD/ANNUAL MEETING.

Innerarity Island Association, Inc.
Board of Directors Meeting
January 17, 2016

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4pm on January 1, 2016, at 5740 Red Cedar Street by Brooke Agers, the outgoing President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Previous Board members present: Neil Myers

Current Board members present: Brooke Agers, Peg Gilmore, Leigh Dawkins, Ann Hamilton, Glenn Barbee, Ray Moody and Tom Lange.

Current Board members absent: None

Others Present: Alton Dawkins and Francis Cutshaw

Approval of Minutes: Ray Moody moved to approve the minutes of the November 17, 2015, meeting, with Glenn Barbee seconding. Motion passed unanimously.

Election of Officers: The following officers were elected unanimously:

President - Tom Lange	Vice President - Brooke Agers
Secretary - Glenn Barbee	Treasurer – Ray Moody

Election of Mandated Committee Chairs: The following committee chairs were elected unanimously:

ACC - Peg Gilmore
Nominating – Brooke Agers

Election of Chairs for Ad Hoc Committees: The following committee chairs were elected unanimously:

Gate Committee – Glenn Barbee
Gate Beautification Committee/Garden Club – Leigh Dawkins
Gate Camera Maintenance = Glenn Barbee
Roads Committee – Vann Goodloe
ROW, Greenways & Community Park Lawn Maintenance Committee – Ken Bolton
Picnic Committee – Leigh Dawkins
Finance Committee – Ray Moody
History Committee – Peg Gilmore

Dates for year:

BOD meetings: April 10
 July 10
 October 16
 November 13

Annual Association Meeting – December 5

Community Picnic - Not decided

Officers Reports:

President – None
Vice President – None
Secretary – None

Treasurer –December 2015

Revenues

Assessments	\$	960
Interest Income	\$	1
Miscellaneous Income	\$	475
Road Impact Fee	\$	500
Reimbursements - Russell Bayou	\$	<u>1,470</u>

Total Revenues	\$	<u>3,406</u>
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Expenses

Gate Insurance	\$	-
Insurance	\$	0
Taxes - State Registration	\$	87
Meeting Expense	\$	177
Legal Expense	\$	481
Miscellaneous Expense	\$	0
Postage/Office	\$	38
Collections & Accounting	\$	1,400
Island Social Events	\$	0
Right of Way Mowing	\$	0
Misc/General Maintenance	\$	0
Gate - Landscaping	\$	531
Gate - Telephone Expense	\$	268
Gate - Repairs	\$	299
Gate - Contract	\$	376
Gate - Electrical Expense	\$	<u>248</u>

Total Expenses	\$	<u>3,905</u>
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Net Operating Income	(\$	499)
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Other Expenses	
Community Park & Greenway Imp.	\$ 0
Gate Operators Replacement	\$ 8,326
Right-of-Way Clearing	\$ 0
Net Income	<u>(\$ 8,825)</u>

Beginning cash	\$ 39,843
Ending cash	\$ 31,018

Assessments receivable \$11,384

Discussion: The water meter at gate is now being billed to us by Gulf Breeze. Ray will insure that we are not being charged for sewer.

Committee Reports:

ACC Committee: Peg Gilmore reported that the Stenicka project had been approved.

Gate Committee - Glenn Barbee reported that new gate operators were installed before the Annual Meeting. We had an initial problem with the bolt attaching the operating arm to the gate coming unscrewed. Review by camera reveals that it was not tampering but simply the nut working loose from repeated operations. Company was notified and they fixed the problem the next day. The only other problem we had was when the Christmas wreath was installed on the gate, the extra weight would make the gate bounce in its closing cycle when it slowed from fast close to ease on shut. The gate would then flex and bounce triggering it to open again, and going into this repeated cycle. Removal of the Wreaths extra weight fixed this problem. Now working great.

Motion: Glenn Barbee moved and Tom Lange seconded that \$500 be approved for road repair and portable camera. Motion carried unanimously.

Gate Beautification/Garden Club – No report

Gate Camera Maintenance – Glenn Barbee reported that cameras were used to attempt to find out who was tampering with the gate only to reveal that no person was responsible, but a gate malfunction. We were able to diagnose problem correctly and get it repaired. Committee finalized a design for installation of third camera that capture the outgoing vehicles tag images. Committee will attempt to install in next few weeks with a good weather day. We purchased an additional portable camera to random mount for detection of various violations going on. i.e. Trucks driving down greenways/drainage areas, or painting or tearing down posted signs.

Roads Committee – No report

ROW, Greenways & Community Park Lawn Maintenance Committee – No report

Picnic Committee – No report
Finance Committee – See Treasurer's report.
History Committee – No Report

Old Business:

- A. Covenant and Code infractions – Peg Gilmore to provide her notes to Brooke Agers.
- B. Signs on Red Cedar cul-de-sac due to non-resident traffic – The permanent signs are not yet ordered. Temporary ones will be installed.
- C. Digital Directory – Table until next mass mailing.
- D. Camera at Red Cedar – See Gate Camera Committee report.

New Business:

- A. IIDC property process – Brooke Agers reported that we will follow our attorney's recommendation to file liens against the Innerarity Development Company property and let it sit pending litigation.
- B. Tom Lange will coordinate with Cheryl Kelly to work with new owner/builder to provide IIA, Inc input to plans for the property. Glenn Barbee and Ray Moody will assist this effort.
- C. Ray Moody moved and with Leigh Dawkins seconding to authorize \$300 to Shawn's Lawn Care for the removal of a dead tree near the gate. Tri State's bid was \$1,200. The motion passed unanimously.
- D. Tom Lange asked if anything could be done for the standing water near N Shore Rd and N Shore Way intersection. Homeowner building on IP Road was concerned that lack of drainage was due to clogged or overgrowth. We are not responsible. County approved the design, but area does not drain.
- E. Glenn Barbee will research having our meetings at the Innerarity Point Road Fire House. Tom Lange said his house was available if necessary.
- F. Ray Moody reported that Ken Bolton was concerned about vehicles driving on our Greenways. He will get estimates for installing posts to bar such traffic.
- G. Brooke Agers reported that Kyle Roberts had repaired damaged road signs on his own initiative. Ray will contact him about repairing others.
- H. A notation will be placed on our Website directing callers to contact Ethridge Property Management before calling any Board members.

Adjournment: There being no other business, Leigh Dawkins moved and Glenn Barbee seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 5:10 pm.

Submitted by: Peg Gilmore
And Glenn Barbee

Approved by: Tom Lange