

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

**Innerarity Island Association, Inc.  
Board of Directors Meeting  
October 23, 2016**

**Call to Order:** A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4:00pm on October 23, 2016, at the Innerarity Point Fire House by Tom Lange, the President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

**Board members present:** Tom Lange; Brooke Agers; Glenn Barbee; Ray Moody; Leigh Dawkins; Peg Gilmore; Ann Hamilton.

**Board members absent:** None

**Others Present:**, Geoff Fournier, John & Avis Shelters, Jason & Ansela Bortz, Ken Bolton, Vann Goodloe, and others.

**Approval of Minutes:** Ray moved to approve the minutes of the July 10, 2016 meeting, with Brooks seconding. Motion passed unanimously.

**Treasurer Report:** Financial Report attached. Some discussion of where we stand on filing of liens on unpaid dues. Discussed apparent disparity in assessments of whether lots were vacant or developed. Cheryl of EPM will double check. Ray went over projected expenses left this year.

**Committees:**

ACC Committee- Report Attached

Gate Committee- The remote control system was damaged by lightning strike and failed to respond to remote controls. Repair was almost as expensive as replacing the aging system with new system so decision was made to replace. Cost estimate was \$3575.33. We had some difficulty getting all remotes to be recognized by the new system but problem was worked out by Johnson Communications, our contractor.

Community Lot and Gate Beautification – Leigh suggested we have a fall picnic at the Park. November 6<sup>th</sup> from 1 to 3pm was approved, with residences bringing a Dish.

Gate Camera Maintenance-Glenn reported that the DVR was not working properly and had possibly been damaged by the same lighting strike. He has rebooted the system and will check to see if it will work now or need replacing.

Roads Committee – Vann Goodloe presented an updated master plan that was based On previous guidelines by the Board.

ROW, Greenways & Community Park Lawn Maintenance Committee- Report Attached

**Old Business:**

- 1) Water and Sewage Update by Brookes was that there was little change but they are moving forward to the transition to ECUA. The Water system is going to be redone with money already available. ECUA will take over the billing and the water system, but will simply manage the sewer system, pending funding to upgrade to their standards before accepting responsibility and ownership of it.
- 2) Covenant Violations were discussed with several letters written by our property manager to ask for correction.

**New Business:**

- 1) Following discussion of the awkwardness and potential conflict of interest of having an active developer on the Island also on the ACC, Brooke Ayers made a motion to remove John Stenicka from the ACC and appoint Martha Desposito as co-chair of the Committee. Second by Ann Hamilton and passed unanimously.
- 2) A motion to block off unoccupied Seascapes Roads due to increasing dumping and trespassing parties was made by Glenn in the amount of \$2000. Second by Brooke. Passed with Peg Gilmore, Tom Lange, and Ann Hamilton voting no, Brooke Agers; Glenn Barbee; Ray Moody; Leigh Dawkins voting yes. Motion Passed.
- 3) Peg Gilmore made a motion that we hire a professional Soil Engineer to describe in detail what red clay and indigenous soil was to be able to enforce the covenants at a cost not to exceed \$1000. Leigh seconded the motion. Brooke Ayers voted no, all other members of the board yes. Passed.

**Adjournment:** There being no other business, Peg moved and Leigh seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 6:00 pm.

Submitted by: Glenn Barbee, Secretary

Approved by: Tom Lange, President

Attachments:

**ACC Report to**  
Board of Directors  
Innerarity Island Association, Inc.  
October 23, 2016 (As Corrected)

Committee Members: Tom Lange, Martha Desposito, Neil Myers, John Stenicka, Lisa Knight and Peg Gilmore, Chair

Ratification of Committee: ACC's Charter requires that the BOD ratify our members yearly. Last done at April 2016 BOD meeting.

Pending:

Gontarski – 16262 North Shore Drive – New construction  
Hayes – 16610 Blue Heron – New construction  
Loring – 5700 Red Cedar (Address per owner) – New construction  
Rollins – 5700 Shores Circle – New Construction  
Sass – 5500 North Shore Road – New construction  
Hutchinson – 5920 Red Cedar

In Progress:

Bergstrom – 16250 Innerarity Point Road – New Construction  
Flynn Builders – 16440 Innerarity Point Road – New Construction  
Flynn Builders – 16450 Innerarity Point Road  
Geary – 5612 North Shore Way – New Construction  
Gerritsen – 56448 North Shore Road – Addition  
Keller – 16541 Innerarity Point Road – New Construction  
Miller – 5806 Red Cedar Street – New construction  
King – 5467 North Shore Road – Driveway  
Richards – 16278 North Shore Drive- The original request has been completed. However, they added chimney replacement and siding replacement on back of house.  
Stenicka – 5710 Red Cedar – New Construction

Completed:

Shelters – 5781 Red Cedar Street – New Construction  
Desposito – 5460 North Shore Road – Repaint with existing colors

Other:

While ECUA was willing to work with us re our approval prior to issuing water/tap permits, it is not possible because the County requires the tap fees to be paid prior to obtaining a building permit.

Neil Meyers has left for San Diego for two years. We will keep him in the Committee's loop so when he returns, we can snag him again.

All old files will be delivered to EPM.

Martha and Lisa gave Mr. King, 5467 North Shore Road, a Cease and Desist order due to his use of red soil. He did not stop using it. Martha referred the matter to Cheryl at EPM.

Peg Gilmore, Chair

**TREASURER'S REPORT**

	Year to Date 11 Months	Annual Budget 12 Months		
<b>Revenues</b>				
	\$			
Assessments	68,779	74000	<b>Non-routine exp. Since last meeting</b>	
	\$			
Interest Income	4		Coastal Law	\$1,313
	\$			
Miscellaneous Income	837	700	Coastal Law	650
	\$			
Road Impact Fee	3,000	1500	Larry Bellamy	2100
	\$			
Reimbursements - Russell Bayou	1,470	1400	Johnson Comm	528
	\$			
<b>Total Revenues</b>	<b>74,090</b>	<b>77,600</b>		
<b>Expenses</b>				
Gate Insurance	0	1000	<b>Cash at 9/30/2016</b>	<b>\$64,169</b>
Insurance	1,736	1500	<b>Assessments Receivable</b>	
Taxes - State Registration	148	200	Innerarity Island Development	17,207
Meeting Expense	177	200	Other	9,682
Legal Expense	3,620	3000	Total	26,889
Miscellaneous Expense	0	1000		
			<b>Commitments at Sep</b>	<b>at</b>
Postage/Office	785	1400	<b>30,2016</b>	<b>9/30/2016</b>
Collections & Accounting	7,700	8400	Greenway/drainage	\$1,000
Island Social Events	30	500	ROW Mowing	950
Right of Way Mowing	4,750	9000	Managenent Fees	700
Misc/General Maintenance	2,367	1500	Northshore Ditches	3000
Gate - Landscaping	1,951	2500		\$5,650
Gate - Telephone Expense	1,640	1600		
Gate - Repairs	2,588	3500	<b>Cash needed by 10/2019</b>	
Gate - Contract	376	0	Operating cash	\$20,000
Gate - Electrical Expense	1,327	1600	Roads	64,000
<b>Total Expenses</b>	<b>29,196</b>	<b>36,900</b>	Storm Contingency	40,000
Net Operating Income	44,894	40,700		<b>\$124,000</b>
<b>Other Expenses</b>				
Community Park & Greenway Imp.	0	1000		
Gate Operators Replacement	8,327	8500		
Right-of-Way Clearing	11,248	16000		
Drainage Repairs	1,000	0		
<b>Net Income</b>	<b>24,319</b>	<b>15,200</b>		

## ROW AND MOWING COMMITTEE

Hello – Shawn's lawn Care remains the 2016 row mowing and drainage maint Contractor. To date Shawns Lawn Care has completed 5 ROW cuts totaling \$4,750 of the \$5700.00 budget. They are scheduled to make the final cut next weekend for the 6<sup>th</sup> and final cut of 2016. They have also completed one Greenway/drainage culvert cut at \$1,000.00, one remains for 2016 and that will occur also next weekend.

ROW - x6 = \$5700.00 – @ \$950.00 per cut ...5 complete

Greenway/drainage clearing – x2 = \$2000.00 @ \$1000.00 per cut...one complete, final one last weekend in Oct.

Work has been started to clean-up the drainage culverts (some of which were in scope during the interior ROW clearing which was cancelled). I have submitted the estimate supplied by Shawns for this task (\$3,000.00) (attached) and it has been approved. Work stopped a month or so ago due to drainage flooding and now it's the snakes that has slowed this process down. We hope to get back in there and complete within the next month or so. The biggest task at hand is cleaning out the drainage pipe which goes under NSR, it is completely blocked with dirt.

Due to illegal dumping on the paved Seascape cul-de-sacs and other activity previously discussed, it has prompted the discussions of closing these interior streets to all but foot/bike traffic. Shawns LC was approached with the request to supply an estimate for work/material involved. These estimates (attached here) were turned in and have supplied to the board for consideration at the Oct 23rd bod meeting.

I think that's it, Please let me know of any questions

thanks

Ken Bolton

# MASTER ROAD PLAN

for

*Innerarity Island Association, Inc.*

**August 2016 REVISION**

## **PURPOSE:**

The following revised Master Road Plan is intended as a planning tool for the Board of Directors to maintain all Island roads, less the causeway, in a reasonable operating condition and within the Association budget. This revision will be submitted at the next regularly scheduled Board of Directors (BOD) meeting.

In accordance with the Innerarity Island Association Declaration of Covenants, Article 11, Section 14 and Article 5, Paragraph 5 (Transfer of Rights & Assumption of Obligations) which was ratified and confirmed on February 13, 2015, repair and maintenance of all island roads are the responsibility of the association and all property owners.

The overall Plan was developed using the information and analysis provided by PSI and Kenneth Horne & Associates (2002) to the BOD, Innerarity Island Association. At the July 2011 BOD Meeting, the BOD voted to include ALL island roads in the Plan. This resulted in the addition of nine (9) additional roadways.

## **OVERVIEW:**

Resurfacing for all roads on the island will consist of 1 ½ “ overlay of FDOT S-1 asphalt. Installation and replacement of curbing is not included in these estimates. Estimated costs include mobilization, cleaning of surface, leveling and patching, and Type S-1 resurfacing. The BOD approved a repaving schedule that is based upon repaving projects every other year beginning in 2009 to include a revised priority listing shown below of roads to be resurfaced. The extent of additional resurfacing requirements is unknown due to the planned ECUA water and sewer improvements and the impact on Island roads.

Thirteen (13) projects are listed in priority order with estimated costs (all shown in Year 2016 dollars) and approximate distances/square yards to be resurfaced. A conservative estimate of 3% inflation every other year based on year 2016 dollar amounts is reflected below due to projected increases in asphalt & materials costs. Road lengths are all approximate and will require Roads, Inc. final certification.

<b>Street</b>	<b>Length</b>	<b>Cost \$</b>	<b>Date/Yr Repave</b>
Egret Circle	500 SY	\$4,500	2019
Blue Heron Circle	650 SY	\$5,800	2019
Red Cedar St. (East)	3000 SY	\$21,200	2019
North Shore Way (East)	3000 SY	\$21,200	2019
North Shore Court (East)	345 SY	\$3,100	TBD
North Shore Cove	1040 SY	\$9,400	TBD
North Shore Lane (Phase 2)	1065 SY	\$9,600	TBD
Seascape Drive (Phase 2)	2400 SY	\$21,600	TBD
Seascape Street (Phase 2)	2000 SY	\$18,000	TBD
Seascape Circle	1100 SY	\$9,900	TBD
Seascape Court	920 SY	\$8,300	TBD
Seascape Lane	1950 SY	\$17,600	TBD
Shores Circle	500 SY	\$4,500	TBD

**Notes:**

1. Road resurfacing completed in 2006 included North Shore Drive, west end of Innerarity Point Road, Innerarity Lane, Innerarity Circle, Innerarity Circle spur road and two patches on Seascape. **Total cost expended was \$109,469.**
2. Road resurfacing completed in 2007 included North Shore Way (West), causeway reinforcement & rip rap, asphalt patching and new gate turn-around pad. **Total cost expended was \$57,569.**
3. Due to budget constraints and delays on the causeway MSBU, no resurfacing projects occurred in 2008 or 2009.
4. BOD approval for 2010 included resurfacing and widening the second phase of Innerarity Point Road, to include lane striping and installation of three (3) speed bumps with signage (\$53,625); and resurfacing portions of Seascape (\$17,500). **Total cost expended was \$71,125.**
5. Road Committee recommended, and BOD approved, the urgent resurfacing of North Shore Court due to rapidly deteriorating conditions and safety concerns. Resurfacing completed on March 23, 2011. **Total cost expended was \$9,950.** Additionally, two "Children at Play" signs were erected adjacent to two of the speed bumps on Innerarity Point Road at a cost of **\$68.84.**
6. BOD approval for 2012 included resurfacing Red Cedar St.(West), entrance to North Shore Ct., shoulder repair on Innerarity Point Rd. and seawall repair on the Community Lot for a **total cost of \$37,760.**
7. No projects were approved or completed for calendar year 2013.
8. BOD approval for 2014 included resurfacing North Shore Road (South) with concrete curbing at the intersections of both Red Cedar St. and Innerarity Point Road for a **total cost of \$42,947.64.** No projects are scheduled for calendar year 2015.
9. No projects were approved or completed for calendar year 2015.
10. For Calendar Year 2016, all projects were suspended based upon the outcome of water & sewer improvements yet to be finalized. The BOD will make the final determination as to when to restart the Island repaving projects. Accordingly, all projects listed have been delayed. Road repairs, as required, are to be completed on an "as needed" basis.

**RECOMMENDATIONS:**

1. The Annual Budget should include a separate line item to include funds held in reserve to support the resumption of planned paving projects. Additional road resurfacing projects may be required and should be scheduled following the completion of water and sewer improvements by ECUA.
2. Based upon the annual budget and with NO INCREASE IN ANNUAL ASSESSMENTS, this Plan Revision is recommended.
3. For any road segments that connect to Russell Bayou Development, their cost share percentage of 21% (2010 estimate) for road improvements should be applied and collected.
4. Annually, inflation should be reviewed by the BOD and any recommended adjustment to the Plan, as appropriate, presented at the annual Innerarity Island Association Meeting in December for review and approval.

Submitted by:

Vann Goodloe, Chair, Roads Committee

August 16, 2016