

Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
October 14, 2018

DRAFT OF MINUTES—THESE ARE NOT FINAL

Meeting called to order at 5 pm

Current Board Members Present: Terry Bergstrom (TB), Annette Thompson (AT), Gregg Slawson (GS), Geoff Fournier (GF), Mike Pittinger (MP), Dennis Geary (DG), Leisa Deutsch (LD) (quorum met)

Others Present: Jan Pickens, Donna Slawson, Lori and Kevin Wilband, Connie Stamateris (President of Russell Bayou HOA), William Leib, Vann Goodloe, Rod Power, Patti Prerestur (?), Holly McKnight, Tom Lange, Walt and Becky Brown, Ann Lipscomb, Lonnie and Frank Berko, Joe and Jayne Ward, Jennifer Fournier

Approval of minutes of June 24 meeting. **Motion to approve** by GF, Second by DG. Unanimous. Motion carries.

Reports of committees

Finance (DG): Here's a short list of variances with the proposed budget:

Discrepancy with lawn care, need to figure out what's going on.

Variances: Road impact fee \$5,500; + \$2,750

Legal \$1,930.

Postal charge for latest mailing

Highlights on debits/credits: \$593 auto insurance claim debit, \$404 legal expense, \$32 postage, \$770 fee for Etheridge, \$1,175 Seascape, \$1,009.32 gates, \$80 miscellaneous expenses.

Past quarterly to Johnson for gates \$375.

Credit: \$14,013.79.

Anchor Payment \$13,880.09 for new gates to be ordered

Usual power/ATT for gate/ ECUA utilities

Receivables ahead on HOA fees. Some outstanding ones the attorney is looking for collection/potential liens. We are in a good place.

ACC: DG—still a lot of activity in the community. We have 10 homes being approved, 8 are new construction, 2 additions

Picnic: JG—next Sunday as planned 3 p.m.

Seascape: Rod Powell (RP)—A year ago preservation at annual meeting. Hiking trails, ride bike, walk, jog, pet walks. Having problems. In the past, it was a dumping spot. Illicit activities. Destruction of greenways.

Current state: the lawn maintenance guys cannot cut there because the trenches are too deep from 4-wheel-drive vehicles.

A few weeks ago, 3 gates were installed; they were not locked. We are still having trouble with people driving around gates. Some spacing of posts are too wide. We have three signs up now.

Recommendations for Board:

1. Improve signage. Purchase 2 dead-end road signs for each end of Seascape Drive. Another sign, "Entrance for walkers, pets on leash, and bicycles only."
2. Lock Gates: Use combination locks with combination given to appropriate service/utility/public safety.
3. Install Posts: Adjust posts to have 36" separation to allow foot/bicycle traffic entrance. Problems with vandalism. May need consideration of surveillance

Q: What do we do when we see trespassers? A (TB): Sheriff requires signage at appropriate height. We have that now. Follow-up Q: Do you want us to call the sheriff? A: Do we want to see kids in trouble? If someone is tearing it up, call the sheriff. Same guy: why not designate an off-road area. MP: We don't want the liability of an off-road park. RP: if it's kids, let's address it with their parents.

RP: We must decide if we want this to be real nature area or not. We must draw a line there.

Q: Can we fence in an area to store boat/trailers/ RVs. I'd be willing to pay a monthly fee. I'm just throwing out a suggestion. KW: Will have to insure and it be at an owner's risk. Great for hurricanes but not for vandalism.

GF: **Motion to** buy 2 dead-end signs, 3 entrance for walkers, 3 changeable combination locks, 8 pilings and associated concrete, required gravel/hard pack to make pedestrian/handicap access, rent an auger to put post in, after utility check. Seconded by MP. Unanimous. Motion carries.

Gate Committee: DG/KW: 50% down payment established. Hardware ordered. Anchor will start prep work next week to lay in magnetic loops, take out old hardware. We've asked to keep that hardware to resale.

Asked Johnson not to bill us. Cheryl said they will pull from next service maintenance. All codes stay same, but may be changed. Day one, code will work. Also, seeing if we can keep remotes working for a short period of time and then phased out.

We plan to sit at firehouse a couple of weekends to meet residents to change codes, get RFIDs. Every name has 6 potential access points. If you have two names on account, you have 12 access points. No one will get locked out. Hardware in next month. Work with ACC to make sure contractors have codes.

Q. (Janye Ward) What would it cost to hire a guard? I'd like the board to consider what this would cost. I think our HOA dues are low. Discussion ensued, and Jayne was instructed to form an Island Improvement Committee; AT to assist.

Old business

Speed control: TB: Gotten worse with gate open. Should have put in a larger speed bump. Are we going to put in another speed bump. DG: I'm speed bump fried. GF: Do it when we re-do the roads.

Sheriff's patrol: TB: We requested sheriff's patrols, and Cheryl at Etheridge was to handle. Cheryl's report isn't clear whether this happened or not. MP: I will handle working with the sheriff's office.

Facebook Page: TB: We must decide what the Facebook page purpose is. Is it part of the Board or the community. Unless we have over riding control of the page, I don't believe we should use it. AT: We need more robust communication/forum in a website. Our new directory will provide email addresses with all homeowners. GF: We need more control. AT: Will give a report at next meeting on costs to develop our own website.

New business

Etheridge contract: TB: Discontent with Etheridge as property management company. DG: Started research on looking at new management companies. Start a committee: AT, DG, TB to consider finding a new management company.

Call for board volunteers: TB: Post on board looking for volunteers for board. MP: Needs to be on the website. GF: Volunteers to be on the election committee to find candidates for board members. Vote at annual meeting, and management company will tally and tell us the seven people elected.

Fines Committee: TB: A legal requirement. If we are to fine residents for lawn violations. The committee serves as a third-party arbitrator outside of the board to decide whether fines should be assessed.

Re-writing the Bylaws: Gary Wralstaad (GW): I'll volunteer to spearhead this process.

Removing the old calming island. Who should we contact? MP: Report to commissioner's office. Create a letter from all three HOAs to send to the county commission.

New Pier and kayak launch. Jayne Ward: Will add to the Improvement Committee.

Meeting declared adjourned at 6:44 pm.