Minutes from Board Meeting

held October 7, 2006

Innerarity Island Association, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 7, 2006
Minutes

BOARD MEMBERS PRESENT:

Clif Milstead Glenn Barbee Martha Desposito Dick Monish Paul Leardi John Fennell George Neff Ray Moody

Clif opened the meeting at 9:03 a.m. Clif expressed condolences to Beverly Walker on death of her Sister. Three guests requested to address the Board.

Comments from Membership
Beverly Walker – Stated she felt the ACC was picking and choosing the covenants they were enforcing. Stated she had been lied to and disparaged by members of the ACC. John made a motion that board members be allowed to respond to public comment, second by Paul. Three no votes by Dick, Clif, Glenn, motion passed. Discussion by several board members indicated that they did not appreciate Ms. Walker's accusations, and rejected her comments. Specific dialogue dealt with red clay and gazebos. The board requested Ms. Walker to formally file an appeal to the board on their gazebo application rejection and she agreed to do so.

Donna Tinker – Stated in her opinion that any IIA member in violation of the covenants not be allowed to run for the Board in upcoming December elections. Reviewed the work effort by the ACC.

Richard Loudin – Thanked the Board for efforts, thought that we made the transition from Developer controlled board to homeowner Board very well. Suggested there were more important issues the board should be dealing with.

Clif then called for review and approval of September minutes, but Paul asked where old Business and New Business was on the agenda. He then made a motion that Other Old Business and New Business be added to the Agenda, Ray seconded the motion. Discussion indicated that our agenda was based on request for agenda items by the President, and had followed a Committee report format since we began doing business as a board. This process allowed us to hear of past actions and address any new business by the Committee in charge of the area. Glenn stated this facilitated the keeping of the minutes so as to not have old business and new business disjointed from the committee report. Vote all for motion except Glenn, passed. Martha requested that a statement be added to the minutes to reflect that other

than ACC action related to outbuildings other covenant enforcement actions were to proceed. Motion to approve the minutes as amended was made by Ray and seconded by John. Motioned carried by unanimous vote.

Review of ACC procedures and activities.

Clif made a motion that the standard operating procedure of the IIA Board include compliance with Laws of the State of Florida and by-laws of the IIA, Inc. Second by Glenn. Discussion centered on this being the understood practice and no such motion was needed. Motion defeated, with Clif voting for. Glenn related his opinion that the board had developed a great deal of animosity among IIA members based on the letters and language sent out by Ethridge although the form letter had been reviewed and approved by the board. Solution suggested that ACC not send any letters requesting improvements to appearance of a lot unless the lot owner was in violation of a specific covenant. Ray made a motion that any letter going out from the Management Co would be first presented to the Board for review and approval before sending. Second by Cliff. Passed by unanimous vote. Discussion then centered on letters relating to unkempt lots, and definition of unkempt lot. Dick made a motion to remove unkempt lots from responsibility of the ACC and have the Management Co refer directly to Board. Seconded by Ray. Paul voted no, Martha abstained, and remainder of board voted yes. Motion Passed.

Discussion of preparation for annual meeting of membership.

What constitutes a quorum for change to the Declaration of Covenants? Will be referred to Attorney for clarification and guidance, action by President. Discussion indicated that we would prefer to mail any change for vote by mail for those who could not attend. Also process for proxy needs to be explained and what voting power means. Need to prepare a proposed Budget for next Fiscal Year. Committees will feed requirements to Treasurer, Ray for compilation of proposed budget to be presented for review at next Board Meeting before submission at the Annual Meeting. Appointment of a Nominating Committee. John made a motion that Chair of the Committee be Ray Moody, members be Bob Mesler and Tom Bender. Second by Dick. Approved by unanimous vote. Date/Time of meeting. Discussion of logistics to sign in and qualify number of votes for each attendee at the annual meeting and location. Glenn made a motion to move the previously scheduled date/time to Monday night December 11 at 7:00pm. John seconded the motion and passed with Paul abstaining. Location to be determined and included in the annual meeting notice mail out.

Committee Reports and General Discussion:

Roads – Dick Monish made a motion that no sign of any kind shall be displayed on the right of way except common road and street signs and the required public notice of a Board or Committee meeting. Clif seconded. Passed with unamious vote of Board.

Glenn made a motion from information furnished by Vann Goodloe (not in attendance) that the Board approve the purchase of rock to repair the edges of the Causeway in the amount not to

exceed $750.00 and rental of a bobcat to spread rock NTE $300. Second by Clif. Passed with unamious vote of Board

Causeway -Rod reported that his boss had been successful in getting Sundance LLC to agree to pay half to place rip-rap rock on their land leading up to where we have already dressed the north side of the causeway. Bob Mesler stated he had obtained bids that would do the work in the amount of $8000. John made a motion that we approve 50 percent of the $8000 be paid by IIA to complete the rock wall on the causeway. Second by Glenn and passed by unanimous vote of Board.

Community Lot and Beautification – George briefed board on mowing contract. Indicated the current contractor would not renew for next year. We have time to get another contractor. He asked for input on frequency of mowing and any other items we felt needed to be included in request for proposals. Feedback was that monthly mowing was probably needed from March through October.

Paul interjected a question if the meeting was being recorded. Told it was, it was proper for anyone to record a public meeting and that had been done last few meetings. He made a motion that notification of recording in process be made at start of future meetings. Martha seconded, and Clif and Glenn voted no, others yes. Passed.

George thanked Phillip Dobson and Ramsey Green for delivering the Picnic Tables to the Community Lot. Glenn made a motion to fund an annual picnic in the amount of $400. Seconded by George. Picnic scheduled for noon on Saturday November 4. Passed by unanimous vote of the Board.

ACC – John reported that one lot owner on North Shore Court had cleared a lot of everything including a lot of big trees and a portion of the greenway with out approval of the ACC. Martha made an observation that most times we have no way to enforce violations but in this case we could have them restore the greenway before approving their building plans. Glenn made a motion that the ACC be empowered to withhold approval of plans until the offending party presents a landscaping plan for both their lot and the greenway and completes the landscaping of the greenway prior to approval of their plans. Second by John and unanimous approval by Board.

John handed out a summary report of ACC actions and status of current violation enforcement.

Other Old Business

Martha requested that she be provided billing statements from the Attorney. She felt that many perceived the costs of the Attorney were caused by the ACC and she wanted to find out exactly what the costs were. Clif said he would request the Management Co provide copies of the statements.

New Business:

Long Range Planning Committee- Paul stated he had given some thought to this role and had come up with a process of documenting the charter and actions by each committee in a notebook. He handed one out to each Committee Chair and asked they add any information that would be useful to the Committee Chair next year and pass it along to that person.

A motion was made to adjourn the meeting at 1:20 p.m. by Glenn and seconded by John. Approval was unanimous.

Respectively Submitted

Glenn Barbee
Secretary