Minutes from

Annual Membership Meeting

held December 11, 2006

INNERARITY ISLAND ASSOCIATION, INC
MINUTES OF THE 2006 ANNUAL MEMBERSHIP MEETING
DECEMBER 11, 2006

Pursuant to notice addressed to the owner of each lot of the Innerarity Island Association, Inc, the annual meeting was called to order at 7:05 p.m. December 11, 2006 at the Perdido Bay Community Center. Clif Milstead, President of the Association, presided over the meeting. A quorum was present. Mr. Fayette Dennison represented Innerarity Island Development Corporation, with 88 lots. Other lot owners and proxies represented 205 lots. Total lots represented were 293. Officers and Directors of the Board were present at the meeting.

The minutes of the previous annual meeting, December 12, 2005 were furnished all attending along with the agenda for the meeting, copies of the Cash receipts and Disbursement schedule for the fiscal year ending October 31, 2006, and a proposed budget and assessment schedule for 2007. There being no corrections or modifications, a motion was made by Glenn Barbee to approve the minutes: the motion was seconded and approved by unanimous vote in favor.

George Neff, Chair of the **Community Lot and Beautification Committee** reported on the accomplishments of the committee. These included clearing the community lot, building planters at the entrance to the Island, supervising the mowing of rights of way, hosting a community picnic, and having a walkover constructed at the community lot to ease access to water recreation. George thanked each member of his committee and volunteers for the assistance given during the year.

John Fennell, Chair of the **Architectural Control Committee**, reported on the efforts to clean up the Island and gain compliance with the Covenants. He apologized for the unintended negative reaction to the letters sent out requesting compliance in that the board reviewed and approved the letter and did not realize the language would draw such criticism. He reviewed the number of new permits reviewed and approved and ongoing efforts to maintain compliance with the Declaration of Covenants and Restrictions.

Vann Goodloe, Chair of the **Road Committee**, reported on the significant accomplishment of paving projects completed during the year, and noted that this depleted several years of accumulation of Reserve funds for this purpose and requested favorable consideration of a continuing year to year effort in future funding.

Rod Powell, Chair of the **Causeway Committee,** reviewed the efforts expended to transfer ownership and responsibility for the Causeway to the County. He reviewed the MSBU (Municipal Services Benefit Unit) procedures whereby following engineering plans the causeway would be brought up to County standards and maintained/repaired by the County in the future rather than Island Residents being responsible to replace the Causeway in event of Hurricane washout or other disaster. This would result in a minimum fee assessed on all Island property owners including Townhouse and Russell Bayou lot owners over a ten-year period to pay for the initial upgrade if two-thirds of the owners voted for the project.

Dick Monish, Chair of the **Gate Committee**, related problems of maintaining the gate, vandalism, and efforts to minimize the cost of repairs so far. He reiterated plans to move the gate had been delayed pending outcome of access to the Town homes being denied off of North Shore Drive so we would know where to position the gate. He also gave a wide range of estimates received to construct the new infrastructure and need to support the new budget to accomplish this in 2007.

Ray Etheridge of Etheridge **Property Managemen**t went over the delinquent dues and efforts including filing additional liens on property to insure collection of the dues.

Ray Moody, **Treasurer**, reviewed the Cash Disbursements of 2006 and proposed 2007 Budget. He made a motion to set the 2007 assessments at $250 for developed lots and $100 for vacant lots. The motion was seconded but did not pass. Tom Conrad made a motion for dues of $250 for developed lots and $125 for vacant lots and $1500 road impact fees but it failed also. A motion was then made to keep the assessment at the same level as 2006 of $200 for developed lots, and $80 for vacant lots, which was passed

A proposal to amend the Declaration of Covenants and Restrictions a Change to Article II, Paragraph 17 relating to Detached Buildings was proposed by Don Seiler. This vote was taken by written ballot with 114 votes in favor and 179 votes against, it failed.

Clif Milstead then described the Bylaws as related to the election of the Board of Directors and presented for a vote the board recommendation of reducing the number of Directors from current 9 to 7. This vote failed and a vote to maintain membership at 9 was passed by show of hands (paddle) vote. The issue of staggered terms was then described by Clif and the membership voted to adopt staggered 2 year terms with the 5 candidates receiving the most votes having the 2 year term, next 4 vote tallies receiving a one year term. The nominating committee slate of proposed 9 members were Glenn Barbee, Tom Bender, Martha Desposito, Sandra Drummer, Clif Milstead, Kip Tinker, Ray Moody, Dick Monish and Ray Powell. The following nominations were added from the floor: Ramsey Green, Don Seiler, Peg Gilmore, Dale Boyd, Ron Symonds, and Jamie Knowles. Elected to the 2-year term were Glenn Barbee, Sandra Drummer. Rod Powell, Ray Moody, and Kip Tinker. The one-year term directors elected were Clif Milstead, Tom Bender, Martha Desposito, and Dick Monish.

There being no other business, the meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted:

Clif Milstead, President

Glenn Barbee, Secretary