

Innerarity Island HOA  
Board of Directors Meeting Minutes DRAFT  
04/30/2019

**Current Board Members Present:** Geoff Fournier (GF), Annette Thompson (AT), Terry Bergstrom (TB), Gregg Slawson (GS), Sam McKnight (SMc), Cheryl Kelly (CK) (quorum met)

**Others Present:** Rod Powell (RP), Lori Wilband, Rich Dewey, Tom Lange (TL), Donna Slawson, Gary Wraalstad (GW), Butch Branton (Pump & Process Equipment, Inc.), Holly McKnight, Steve Mims (SM), Harris “Ed” Smith, Gene Lachut (GL), Walt Brown, Nancy Law, Melissa Geary (MG), Dennis Geary (DG), Jane Kammer

GF called meeting to order at 5:01 pm

GF gave a decorum notice, announcing that the board will follow Roberts Rules of Order, and requesting all cell phones put on mute.

**Special Guest Speaker:** Butch Branton of Pump & Process, a local company, talked about grinder pumps. They represent Crane Pumps and Systems. County has purchased 75 E-1 Grinders as far as he knows—and not from him. He stated several times he was marketing his pumps to us. He handed out a spiral bound document on Grinder Packages. \$3,500 for bigger (52-gallon per tank) on his truck, \$2,550 for smaller (25-gallon per tank). If county were to purchase from Pump & Process they would offer a discount for volume. In his opinion, the larger the tank, the longer it’s going to last. RP: Once the pump goes in, the homeowner must maintain it. Butch Branton: 850-393-7686.

GS made a motion to approve minutes from 2/26/19 meeting; SM seconded. Passed with unanimous vote.

**1) Committee Reports**

- a. **Treasurer’s Report** (TB) CK updated according to package she provided. Suggests we submit all remaining unpaid homeowners’ accounts to attorney for collection. **AT: Move to have Etheridge submit unpaid fees to attorney for collection, seconded by TB; unanimous vote passes**
- b. **ACC** (MG) 4 new home approvals since last meeting.
- c. **Beautification Committee** (vacant) Still vacant, no report
- d. **Covenants Rewrite Committee** (GW) Work in progress. Requesting a copy of all lot owners’ addresses to contact homeowners. GF: Can Etheridge mail it out for you? GW: Yes, please. CK: Could do by email. AT: Use Survey Monkey for homeowners’ survey.
- e. **Drainage Committee** (Mike Davis not in attendance). SM: We need to move forward on this as a long-term project for the board. Must clean out existing drains. Concerned about having to add a pumping station to move storm water out. The ditches don’t go by drainage, they go by the level of the bay. GL: Presented a letter from 2012 Merrill

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Parker and Shaw to board describing greenway system for island drainage. SMC and SM will move forward to get this done. RP: If storm water drainage systems are not maintained, they must be recertified by the county. We need to find the engineering report.

- f. **Gate Committee** (DG). Three incidents, two damaged gates. First person was found by State Police officer; we just received invoice, and he's paid. That one is off the books. Second guy ran through the gate. We have sent invoice, but it is not paid yet. If we do not receive payment, we will call his insurance company to pay it. Third incident was kids pushing up gate; committee able to resolve gate problems without issue.
  - 1. We've asked three different companies for new video surveillance estimates; received one. Looking for higher definition, 4K cameras, ability to read license plate camera, plus another camera to catch faces.
  - 2. Asked for quote on marquee signs for the entrance, small enough to fit on the brick pillar. \$1200 for four lines of text, stronger than a regular TV and unaffected by weather.
- g. **Lawn Committee** (GF) We've completed the April cut, front gate, community lot, rights of way by new contractor.
- h. **New Management Search Committee** (TB, DG, AT) Same status, waiting on creation of RFP and a list of potential management companies.
- i. **Picnic Committee** (vacant)
- j. **Roads Committee** (Vann Goodloe). TB talked to him other day. Everything is on hold.
- k. **Seascape Committee** (RP) Landscaping rocks and gates in place. Ditches used to be in good shape, but now torn up by tires on ATVs and motorcycles.

**2) Old Business**

- a. **Landscaping rocks for Seascape Conservation Area:** RP proposed to bring in larger rocks. Spoke with Tim Day, the county planner, said if we want to maintain control of Seascape property it must be deeded over to the HOA. Requests \$500 for swapping out the rocks. **SMC: Motion to pay an addition \$500, GS seconded. Vote: 3 to 2, the acting president broke tie with contingency that cameras must be up before rocks come in.**  
--Game cameras (DG): We've approved three cameras. If someone buys them, I'll put them up.
- b. **Proposed tree removal policy:** SMC submitted a Power Point presentation on county tree policy to the board and the ACC. MG: the ACC's policy was clarified at the last meeting. SMC: I've spoken with Mr. Bain at Escambia County that we need a comprehensive tree policy. I think we need to update and upgrade the policy. GF: Is it possible to move this to the next ACC meeting? TB handed out his suggested changes to Tree Removal Policies.
- c. **Entrance flag and marquee:** Topic tabled from 2018. GS: Flag pole is cracked and current marquee has limitations; he wants to move it from a private owner's property. If there's no legal requirement that we must fly the flag, then we should ask if we need to continue flying it. Proposed obtaining a more automated system for the new marquee. GS will continue to research and offer solution at next board meeting.

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- d. **Establishment of a grievance committee:** CK: Set up the committee according to the same terms as the HOA Statutes in Florida Law. We can fine \$100 a day up to a \$1000. The grievance committee would only come into play when a homeowner appeals the fine. Proposed Grievance Committee members: Andrea Wraalstad, Nancy Law, Dennis Geary. **AT: Move to approve the Grievance Committee members, seconded by TB. Unanimously approved.**

**3) New Business**

- a. **Point of Order** – Conducting Official Communication from the Board of Directors GF: reminder that all board members must send communications to entire board before sending it out, and neither board members nor the board president may change the communications after the board voted approval.
- b. **HOA insurance:** CK: same cost each year for property coverage (gate, fence, common property) \$829.04 per year. Liability coverage has directors and officers \$946 per year.
- c. **County Auction of property:** AT: Lot at end of Red Cedar that's up for auction is suggested to become community property. TL: I doubt the Red Cedar residents would approve those lots as park without a lawsuit. TB: I was president when we started the process of preserving Seascape. My one regret is not preserving those lots. I also would have put those Seascape lots on Seascape Street. The only time restraint we have is make sure those lots will have sewer. RP: County has overpriced those lots. If the board wants to address the issue of the pricing of the lots, the board needs to address this with the county. Seascape Street is high elevation. The Water and sewer system is installed on Seascape Street. 20 lots at \$50,000 a lot would go a long way to pay for those two lots and help the MSBU. MG: How is adding 20 more homes going in and removing trees to affect the drainage on the island. RP: Mitigation of land, Tim Day says Seascape is not classified as wetlands. Keith Johnson is who the county works with on wasteland/rezoning issues. County recommends HOA contact him about how to zone and look at Seascape, these two lots, and wetlands to avoid taxes to properly zone it. A committee was formed to look at these issues and present to homeowners at next meeting. Committee members: Terry Bergstrom, Annette Thompson, Rod Powell, Melissa Geary, Steve Mims.
- d. **Yard Sale:** TB: Pick a day and have the gate open. Put off to the fall.

**4) Comments of Island Members (home/property owners)**

- a. **Emailing HOA members:** Gary Wraalstad: Need to meet certain parameters for an online voting process. If people can vote from computer it can be done. Must have 60% of all property owners to show up to change the covenants.

**5) AT move end meeting at 7:11, seconded by SMc.**