

Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
September 14, 2018
HOA Special Meeting at Community Park

DRAFT OF MINUTES—THESE ARE NOT FINAL

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)

In Attendance: Sam and Holly McKnight, Jan Pickens, Melinda Williams, Rod Powell, Susan Goodloe, Van Goodloe, Tom Langs, Kip Tinker, Mike Floyd, Jennifer Fournier, Teanya (sp?) and Patti Rugstrom (sp?), Ron and Wendy Crawford, Jackie (representing Russell Bayou HOA)

Meeting called to order at 5:30.

Gate Committee: Presented by DG

Incident broke gates 2.5 months ago. Got insurance and estimates. Different view of what type of gates we need. We've had swing gates, but volume was beating them up. Because of volume, too many cars piggyback through gates. Not secure and beat up motors. Current system is at capacity. Needed to come with new solution.

Rod Powell: History: We moved gate up the hill after Hurricane Ivan. The gates broke over and over. Gate we have is one of plantation or large estate, but the volume we have now is too high.

DG: last year \$900 maintenance. It's been broken for two months. With the insurance \$ we can now upgrade our system. We got \$14,000 in insurance.

Then Dave Minton from Anchor Gates gave a presentation on his company and suggested gate solution.

--Local company, offices in Birmingham and Mobile. Cover Panama City Beach to New Orleans to Montgomery. Veteran-owned company. Strive for same day or next day service.

Swing gates are designed for low-volume 5-15 vehicles per day. Designed to look nice. The lift gates are designed for vehicle security. We've selected a more expensive gate than one you'd find in a parking garage. Designed to go up and down 24-hours a day, year after year. There is a barrier arm that comes down. It will be white, and selected LED lights that run across bottom of arm that glow red. Gate lifts up, lights turn green, then turns red and goes back down. Replaceable within 24 hours. Three safety sensors required by UL law. When hits something, backs up until you go out and reset it. Photo beam—invisible beam that detects when obstruction. In concrete saw cut loops designed to detect vehicles top of them to start a scan,

and detect length of vehicle to adjust arm when vehicle. Will detect high rise lifted trucks and trailers.

Two phases for access: Technology upgrade. Current system is not set up correctly with phone pages. We will replace unit with newer unit. No more shocking. Want to keep it familiar so we don't have to relearn. Keep keypad. Cellular connection. When somebody pulls up they scroll through the keypad, it calls the issued number, find them, call them, we hit 9 on phone and it keeps track of situation. It records each instance.

The tenants who opt may choose an RFID remote sensor that reads the gate. Place on upper right hand corner of windshield. 40-60 yards from gate, the gate will open automatically. This is already included in base price. We will try to re-use keyfobs. Your entrance codes may or may not work—we don't know yet. Easiest is to replace. The garage door opener may or may work. The RFID stickers are \$6 or \$7 each. Can set up for certain time opening for school buses, holidays, etc.

Construction of gate is only a couple of days.

Enhancements on top of gate replacement is \$12,000. The cost of replacing existing gate is about the same as replacing with new gates.

Outgoing is a free exit. Gate arm just pulls up. It will be set for one car at a time as well.

Barrier arms go up in 4 seconds and down in 4 seconds. Current one is like 14 seconds.

The presentation was followed by a question and answer period as well as homeowner comments (homeowners asked, and Minton answered).

MP: Motion to approve the new proposed gate. Second GF

Jackie: \$1200-\$1400 year is what Russell Bayou pays for gate assessments. We are willing to support this new gate. I am willing to help with gathering data for new gate.

DG: Motion to accept the full upgrade. Second MP.

Meeting adjourned at 6:45 pm