

NOTE: THESE ARE UNAPPROVED MINUTES ONLY. THEY WILL BE REVIEWED, POSSIBLY AMENDED AND APPROVED AT THE NEXT BOARD/ANNUAL MEETING.

**Innerarity Island Association, Inc.
Annual Meeting
December 7, 2015**

Call to Order: Pursuant to notice addressed to the owner of each lot of the Innerarity Island Association, Inc, the annual meeting was called to order at 6:08 pm on December 7, 2015, at the Perdido Bay Community Center. Brooke Agers, President of the Association, presided over the meeting. A quorum comprised of 46 owners and 46 proxies was present.

Board Members Present: Brooke Agers, Peg Gilmore, Glenn Barbee, Donna Tinker, Ray Moody and Neil Meyers.

Board Members Absent: Leigh Dawkins

Approval of Minutes: Glenn Barbee moved to approve the minutes of the December 1, 2014, meeting, with Neil Meyers seconding. Motion passed unanimously.

Committee Reports:

ACC Committee - Peg Gilmore, Chair of ACC, reported as follows:

ACC
Report to Annual Meeting
Innerarity Island Association, Inc.
December 7, 2015

Committee Members: Tom Lange, Martha Desposito, Neil Myers, Gary Wraalstad' Tomas Ondra and Peg Gilmore

Houses completed this year: Neilson House at 16407 North Shore Road

Houses currently under construction: Cuny House at 5458 North Shore Road, Biggerstaff house at 16240 Innerarity Point Road and Brooks house at 16410 Innerarity Point Road

Several requests for removal of dead or dying trees and of trees within ten feet of structure were all approved. One request for removal of an oak was not approved.

Notice of meetings are posted on the entrance sign and minutes are posted on the Website.

Peg Gilmore
Chair

Gate and Community Park Beautification Committee – The following report was presented by Brooke Agers:

Gate and Community Park Beautification Report

The community park hosted social gatherings for our neighborhood in May and November. Everyone brought an appetizer to share and their own beverage. This get together is a good opportunity to meet new neighbors and catch up with all residents.

The gate landscaping is now maintained by professionals and we no longer rely on volunteers.

New Christmas decorations were purchased for the entrance and thanks to Donna Tinker and Paula Powell for creating a festive look at the gate.

Leigh Dawkins

Gate Committee – Glenn Barbee presented the following report:

Replacing the ageing and growingly unreliable gate operating parts was a long range plan for FY 2016. This fiscal year started November 1 so with recent problems getting timely response from the previous gate supplier ALTEC and the more timely response by Johnson Controls to repair the Key Pad (our property manager EPM secured this service as they have converted to them for other properties and very satisfied with better response, service and price.)

With one of the two gate operators about to rust off its bracket and fail in any position I made a recommendation to the board to replace the one unit, but one board member asked what would it cost (or what could we save) if we did both at the same time. I researched this alternative and negotiated significant savings by going with two at the same time. I revised my proposal to the Board that we replace two Lift Master Gate Operators 24VDC with Batteries and 5-year warrantee per the Estimate provided by Johnson Communications, Inc. of \$8,326.25 and that we enter into the Maintenance Agreement as proposed for \$350 payable quarterly. The motion passed unanimously, and the work was completed in two weeks. The new operators are much faster than the old ones. Have you noticed the gate opens in 8-9 seconds verses the 15-16 seconds for the old units?

We also changed the issuing of the remotes from Dale Boyd located on the Island to our property manager EPM.

Discussion: A straw vote was taken to see if island residents supported a trial period of closing the outgoing gate 24/7, which they did. The third camera will be installed so as to capture license plates of outgoing vehicles.

Camera Committee- The following report was presented by Glenn Barbee:

The gate cameras have continued to perform tirelessly. We used the footage from the cameras to help the Sheriff's office solve one robbery on the Island. The Board in its last meeting discussed the need to surveil some vandal hot spots and the committee has been authorized to purchase a low cost wireless camera to move about and see if we can better protect our Island from vandals and party goers. This is in process of selection of equipment.

ROW, Greenways & Community Park Lawn Maintenance Committee : The following report was presented by Brook Agers:

As you know we have a new contractor for right of way and greenway mowings (Shawn's lawn Care). They have made several cuts now and doing a wonderful job, I plan to continue with them in 2016.

For 2015: (this includes one final cut for r o w and greenway in 2014)

7 right of way mowings 1 @\$850.00 6 @ \$950.00 per cut = \$6,550.00

3 midmonth community park/front gate mowing's = \$195.00
Partial greenway mowing = \$230.00
2 Full greenway mowings = \$2,000.00
Total \$8975.00

For 2016:

Budget for 6 right of way is \$5700.00 (one for each month.. May, June, July Aug, Sept, Oct)
Budget for 2 greenway clearing is \$2000.00 (May and Oct)
5 community park/gate mowings is \$325.00
Total \$8025.00

Shawn's Lawn care has submitted an estimate to clear up the right of way tree encroachment throughout the Island. The total amount is \$16,000.00 and this includes clearing 3 drainage culverts off NSR to the bay and removal of all debris. We Hope to begin this task as soon as possible and estimate several months for completion.

Exterior - \$9,500.00
Interior - \$6,500.00 – (this includes the drainage culverts)
Total - \$16,000.00

Thanks

Ken Bolton

Roads Committee - The following report was given by Brooke Agers:

ROAD COMMITTEE ANNUAL REPORT 2015

No road projects were planned or approved for calendar year 2015. For year 2016, three (3) road projects are planned for a total estimated cost of \$30,625; roads to be resurfaced include Egret Circle, Blue Heron Circle and Red Cedar (2nd phase). Please review the Master Road Plan for remaining out-year projects being planned.

Let me know if you have any questions.

Vann

Nomination Committee- Glenn Barbee presented the following report:

Nominees:

Brooke Agers- President last two years – Covenants renewed and done a great job.
Glenn Barbee- Served as chair of the Gate and Camera committees.
Leigh Dawkins- Served on the Community lot and gate beautification committees.
Peg Gilmore- Chair of the Arch Control Comm and Secretary to the Board +Background
Ann Hamilton*- New nomination, lives at 16650 Innerarity Pt RD since May 2006.
Tom Lange*-Also a new nominee lives at 5846 Red Cedar, lived 2 years, served on ACC
Ray Moody-Treasurer, big contribution on covenants revitalization.

*New members. Thank Donna Tinker and Neil Myer for their service the past two years.

Since there were no nominees from the floor, the slate was elected by Acclamation.

Glenn Barbee moved the nomination of Brooke Agers for the 2016 Nominating Committee Chair. The motion was seconded by Donna Tinker and carried unanimously.

Finance Committee:

Ray Moody, Treasurer, introduced Cheryl Kelly of EPM who reviewed the status of due payment.

Ray Moody then presented the following report:

Line	Innerarity Island Association-Financial Statement & Budget					
Number		2015 Financial Statements		2016 Budget		
		Budget	Actual	No Increase	25% Increase	50% Increase*
1	Operating Account	16,194	16,194	19,843	19,843	19,843
2	Reserve Account	15,000	15,000	20,000	20,000	20,000
3	Beginning Cash Balances:	31,194	31,194	39,843	39,843	39,843
4	Dues	55,000	49,310	49,300	61,600	74,000
5	Reimbursements- Russell Bayou	1,640	1,779	1,400	1,400	1,400
6	Road Impact Fee	500	1,500	1,500	1,500	1,500
7	Misc. Income	250	642	700	700	700
8	Total Receipts	57,390	53,231	52,900	65,200	77,600
9	Insurance	1,500	1,454	1,500	1,500	1,500
10	Taxes	200	148	200	200	200
11	Meeting Expense	200	162	200	200	200
12	Legal Expense	10,000	7,882	3,000	3,000	3,000
13	Miscellaneous Expense	1,000	434	1,000	1,000	1,000
14	Postage	1,000	1,334	1,400	1,400	1,400
15	Management Fees	8,400	8,400	8,400	8,400	8,400
16	Island Social Events	500	0	500	500	500
17	Right of Way Mowing	7,700	8,975	9,000	9,000	9,000
18	Misc/General Maintenance	1,000	467	1,500	1,500	1,500
19	Gate-Landscaping	500	1,425	2,500	2,500	2,500
20	Gate-Telephone	1,500	1,598	1,600	1,600	1,600
21	Gate-Repairs & Maintenance	5,000	1,259	3,500	3,500	3,500
22	Gate-Electrial	1,100	1,513	1,600	1,600	1,600
23	Gate Insurance	900	997	1,000	1,000	1,000
24	Total Operating Disbursements	40,500	36,048	36,900	36,900	36,900
25	Other Disbursements:					
26	Community Park & Greenway	3,500	3,529	1,000	1,000	1,000
27	Road Resurfacing(Deferred \$31,000)	0	0	0	0	0
28	Gate Operators Replacement	0	0	8,500	8,500	8,500
29	Right-of-Way Clearing			16,000	16,000	16,000
30	Drainage repairs	21,000	5,005	0	0	0
31	Total Disbursements:	65,000	44,582	62,400	62,400	62,400
32	Net Income (Loss)	(7,610)	8,649	(9,500)	2,800	15,200
33	Operating Account	8,584	19,843	20,343	22,643	20,043
34	Reserve Account	15,000	20,000	10,000	20,000	35,000

35	Ending Cash Balances:	23,584	39,843	30,343	42,643	55,043
* 50% increase elected by the membership						
Line 4 - 25% increase = \$250/home and \$100/lot, 50% increase = \$300/home and \$120/lot						
Line 5 - Russell Bayou pays 21% of all gate costs.						
Line 34 - Reserve for capital expenditures and deferred maintenance. Needed reserves by 2019 will						
be \$64,000 for roads and \$ 40,000 for storm contingencies.						

Discussion: Martha Desposito moved and Tom Lange seconded a 100% increase in dues. Five votes for; all others against. Motion failed.

Rod Powell moved and Jane Kammer seconded a 50% increase in dues. 68 votes for; 24 votes opposed. The motion carried.

Old Business: There being low interest in printing a paper directory, a Digital Directory will be prepared by EPM.

New Business:

Kathy Goldsborough asked for the status of the parcel of land to the north of the entrance gate. Brooke Agers explained the current request by a real estate to divide it into six lots, three of which would front on North Shore Road. She further explained that this would require a revision to our Covenants and would be prohibitively expensive.

Somebody introduced the subject of eradication of Chinese Tallow (popcorn) trees from the island.

Adjournment: There being no other business, Rod Powell moved and Steve Gray seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 7:30 pm.

Submitted by: Secretary

Approved By: President