

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

Innerarity Island Association, Inc.
Board of Directors Meeting
April 9, 2017

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4pm on April 9, 2017, at the Innerarity Point Firehouse meeting room by Terry Bergstrom, the Vice-President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Current Board members present: Brooke Agers, Glenn Barbee, Terry Bergstrom, Mike Pittenger, Geoff Fournier, Monica Willis.

Current Board members absent: None

Others Present: Cheryl Kelly (EPM), Avis Shelters, Karen & John Stenicka, R.W. Brooks, Lisa Desposito, Martha Desposito

Approval of Minutes: Glenn Barbee moved to approve the minutes of the January 15, 2017 Board of Directors meeting, with Mike Pittenger seconding. Motion passed unanimously. It was noted that the website needs to be updated with correct dates and times. All meetings in summer will be held at 5 pm.

Officers' Reports:

President –

Tom Lange submitted his resignation from the BoD and ACC via email on March 23, 2017 due to health reasons. Mike Pittenger made a motion, seconded by Brooke Agers, to accept Tom Lange's resignation effective immediately. Motion passed unanimously.

Glenn Barbee made a motion, seconded by Geoff Fournier, to name Terry Bergstrom as President. Motion passed unanimously.

Brooke Agers made a motion, seconded by Terry Bergstrom, to name Geoff Fournier as Vice President, filling all executive positions on the Board. Motion passed unanimously.

Brooke Agers, as nominating chair, will reach out to neighbors to fill open BoD position.

Committee Reports:

- **Gate Committee** – no report, gate in normal operation
- **Gate Beautification Committee/Garden Club** – Geoff Fournier reported that we lost 3 of the split rails on the fence due to cars backing up and have no spare rails left. The Board agreed that he should order rails as necessary, not try to keep them stocked on the island.
- **Gate Camera Maintenance** - Glenn Barbee reported all cameras are in working order.
- **Roads Committee** – Work is paused due to water and sewer work. Glenn Barbee reported that a Children at Play sign had been removed. Board asked that 2 new signs be ordered and put up on island.
- **ROW, Greenways & Community Park Lawn Maintenance Committee** – No report
- **Picnic Committee** – Geoff Fournier reported for Jennifer Fournier that the community gathering will be held June 4th in same format as previous events.

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- **Finance Committee** – Glenn Barbee presented the island financials below:

Line Number	Innerarity Island Association-Financial Statement & Budget				Percent	
		2017 Budget	YTD Mar ACT	Bal of Bud	Remaining	
					58.33%	
1	Operating Account	20,645	20,645	20,645		
2	Reserve Account	37,000	37,000	37,000		
3	Beginning Cash Balances:	57,645	57,645	57,645		
4	Dues	72,000	90,880	18,880	26.22%	Over
5	Reimbursements- Russell Bayou	4,577	4,577	0	0.00%	
6	Road Impact Fee	3,000	2000	1,000	33.33%	
7	Misc. Income	700	3723	3,023	431.86%	Over
8	Total Receipts	80,277	101,180	20,903	26.04%	Over
9	Insurance	900	849	51	5.67%	
10	Taxes & prep fee	200	163	37	18.50%	
11	Meeting Expense	200	367	167	83.50%	Exceed
12	Legal Expense	4,000	-1241	5,241	131.03%	Better
13	Miscellaneous Expense	1,000	324	676	67.60%	
14	Postage	1,000	1243	243	24.30%	Exceed
15	Management Fees	8,400	3,500	4,900	58.33%	
16	Island Social Events	500	66	434	86.80%	
17	Right of Way/Greenway Mowing	8,000	875	7,125	89.06%	
18	Misc./General Maintenance	2,500		2,500	100.00%	
19	Gate-Landscaping	2,700	917	1,783	66.04%	
20	Gate-Telephone	1,900	791	1,109	58.37%	
21	Gate- Maintenance Contract	1,500	376	1,124	74.93%	
22	Gate-Repairs & Maintenance	1,500	1996	-496	-33.07%	
23	Gate-Electrical	1,500	588	912	60.80%	
24	Gate Insurance	900		900	100.00%	
25	Total Operating Disbursements	36,700	10,814	25,886	70.53%	remaining
26	Other Disbursements:			0		
27	Community Park & Greenway	5,000	1314	3,686	73.72%	
28	Road Resurfacing(Deferred \$31,500)	0		0		

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29	Gate Camera	0	48	-48		
30	Right-of-Way Clearing	0		0		
31	Total Disbursements:	41,700	12,176	29,524	70.80%	remaining
32	Net Income (Loss)	38,577	89,004	50,427	130.72%	better
33	Operating Account	20,172	136091	115,919	574.65%	better
34	Reserve Account	76,000	10558	65,442	86.11%	
35	Ending Cash Balances:	96,222	146649	50,427	52.41%	better

Ref line Comments

- 4 Receivables on Dues is \$20,888 of which \$6148 is over 90 days old. Need to send letter to all in arrears less than 90 days that effective May 30 they will incur interest charge if not paid before.

Note: Favorable balance reflects all in arrears dues from IIDC, Inc lots assigned to the County were paid.

Cheryl to verify pending accounts and send letter for those not paid by May 31, 2017.
Cheryl to verify where the gate remote revenues and expenses are noted in the accounting.

ACC to add check-point with EPM to ensure dues are up to date prior to building approval.

- **ACC Committee** - Martha Desposito reported ACC has faced significant challenges and workload the past 6 months. The main challenges have been trash and messy construction sites, multiple construction sites near each other, use of red dirt and work on weekends and holidays.
 - Cheryl to review emails from lawyers to ensure we can fine via the approved process. Cheryl to verify with lawyers if an escrow can be collected to then fine when necessary. A \$2,000 fee to either builder or home owner has been proposed by the ACC. Even though coming from escrow, any imposed fines must follow the fine process.
 - Brooke Agers to reach out to select neighbors to be part of the Grievance committee should it be needed.
 - Discussion around the ability to limit building on the island to a certain number of locations and/or lots. Cheryl to verify, but BOD thinks this would not be legal.
 - ACC to clarify process for using red dirt/clay only within foundation in ACC documents.
 - ACC to clarify job site standards and working times in ACC documents.
 - ACC requested messaging on front sign indicating IIA is a Covenant Enforced community. BOD agreed.

Old Business:

- A. IIDC/County – Terry Bergstrom reported that individual lots are in the process of being sold through the county realtor. BOCC still in process of determining the level of land conservation around the Seascape streets. Underhill in Tallahassee

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last week to lobby for funds for IIA Sewer and Water project. Funds have been reduced, but made it through both house and senate.

- B. Neighborhood Speed Control – Speed is still a concern on the island as well as IPR approaching island. Brooke agers to reach out to Van Goodloe to see if any additional bumps can be installed along IPR and N Shore Road. Neighbors should also call and complain to the Perdido Sub-station at 436-9620. Cheryl will hire officer to work couple days a week and request he write tickets not warnings this time.
- C. Gate – It has been requested by Flynn Builders that the gate be left open for the Parade of Homes. Discussion amongst BOD and visitors around a compromise. Cheryl has created a realtor code. She will review if code can be limited to certain days and hours to reduce the usage after-hours.

New Business:

- A. Gate Disrepair – Lisa Desposito requested that gate be painted. She has volunteered her husband to make repairs. BOD approved of painting work in white color.

Adjournment: There being no other business, Brooke Agers moved and Mike Pittenger seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 5:56 pm.

Submitted by: Brooke Agers

Approved by: Terry Bergstrom