

Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
June 25, 2017

Meeting was called to order at 4:59 pm by Geoff Fournier.

Current Board members present: Brooke Agers, Glenn Barbee, Mike Pittenger, Geoff Fournier
(Quorum met with 4 voting members)

Current Board members absent: Terry Bergstrom, Monica Willis

Others Present: John Thorpe, Jennifer Fournier, Melissa Geary, Martha Desposito, John & Avis Shelters, Gerri Dewey

Brooke Agers made a motion to confirm Dennis Geary as a new member of the Board of Directors and Treasurer. Motion was seconded by Mike Pittenger.

Motion passed unanimously.

Geoff Fournier made a motion to approve the minutes of the April 9, 2017 Board of Directors meeting. Brooke Agers seconded the motion.

Motion passed unanimously.

Officers' Reports:

President –

Glenn Barbee to resign at end of meeting. Dennis Geary to take over Gate and Gate camera committee. Request Brooke Agers, as nominating chair, to reach out to neighbors to fill open BoD position.

Committee Reports:

Gate Committee – Presented by Glenn Barbee

New Board Member Dennis Geary has agreed to take over Gate committee chair duties if confirmed by the board for these duties. Glenn Barbee will furnish him with an orientation on gate basic operations and contact numbers for emergency repairs when we can set a mutual time. It is my suggestion that he be over the Camera Committee as Board Contact for any funding or other contact needed with them. Island residents are mostly pleased with closure of gate 24/7 for summer. BOD will discuss potential daytime hour closures before school resumes.

Gate Camera Maintenance – Presented by Glenn Barbee.

The camera situated to observe departing vehicles (in blue pipe) was hit by Southern Utilities truck and flattened (folks installing the new water system). They replaced the 5 foot 6 x 6 and repaired the installation. Camera appears to work fine.

Since I am leaving I have recruited Art Lemi on North Shore Road to take over the Camera Committee (phone 251-367 4441). Glenn Barbee has given him all the equipment and will go over the installation and review process this coming week. Art has experience with the cameras. Vann Goodloe will remain on the committee to assist Art.

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Gate Beautification Committee/Garden Club – Presented by Geoff Fournier

Gate area continues to be maintained by Shawn’s lawn care. They are doing a great job.

Roads Committee – Presented by Glenn Barbee for Van Goodloe.

Vann has replaced the stolen "Speed Bump" sign at first speed bump & installed a new sign at the 2nd speed bump with reminder to "Slow - Children Playing." He is in the process of changing light bulbs at gate & have replaced 5 so far, more to go since they are out; had to purchase more bulbs. These were supposedly long life bulbs so Vann suspects some form of power surge knocked them out. Vann bought a new flag for flag pole since original flag is starting to fray & come a part. Will replace in the next two weeks. Total cost for everything was less than \$50 and Vann will send receipts once new flag arrives.

ROW, Greenways & Community Park Lawn Maintenance Committee –Presented by Geoff Fournier. Right of Ways and Community Park area continue to be maintained by Shawn’s lawn care. They are doing a great job.

Picnic Committee – Presented by Jennifer Fournier.

Picnic took place June 4th and was was a great success. Next event will be planned for the Fall. Discussion around adding water access. Board all thought access that would also be safe was a great idea. Mike Pittenger was going to ride over and take a look then follow-up via email for final Board approval. Power was also discussed on the community lot. Board determined set-up and monthly costs were not worth investment for annual events. Power access may cause unwanted noise for neighbors other times.

Finance Committee – Presented by Glenn Barbee.

Line Number	Innerarity Island Association-Financial Statement & Budget				Percent
		2017 Budget	YTD May ACT	Bal of Bud	Remainin g
			7	5	41.67%
1	Operating Account	20,645			
2	Reserve Account	37,000			
3	Beginning Cash Balances:	57,645			
4	Dues	72,000	98,240	-26,240	-36.44%
5	Reimbursements- Russell Bayou	4,577	4,577	0	0.00%
6	Road Impact Fee	3,000	2,000	1,000	33.33%
7	Misc. Income	700	1,520	-820	-117.14%
8	Total Receipts	80,277	106,337	-26,060	-32.46%
9	Insurance	900	1,678	-778	-86.44%
10	Taxes	200	299	-99	-49.50%
11	Meeting Expense	200	367	-167	-83.50%
12	Legal Expense	4,000	-688	4,688	117.20%

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13	Miscellaneous Expense	1,000	119	881	88.10%
14	Postage	1,000	1,237	-237	-23.70%
15	Management Fees	8,400	4,900	3,500	41.67%
16	Island Social Events	500	66	434	86.80%
17	Right of Way/Greenway Mowing	8,000	1825	6,175	77.19%
18	Misc/General Maintenance	2,500	38	2,462	98.48%
19	Gate-Landscaping	2,700	1,321	1,379	51.07%
20	Gate-Telephone	1,900	1,108	792	41.68%
21	Gate- Maintenance Contract	1,500	376	1,124	74.93%
22	Gate-Repairs & Maintenance	1,500	2400	-900	-60.00%
23	Gate-Electrial	1,500	821	679	45.27%
24	Gate Insurance	900		900	100.00%
25	Total Operating Disbursements	36,700	15,867	20,833	56.77%
26	Other Disbursements:		372		
27	Community Park & Greenway	5,000	1314	3,686	73.72%
28	Road Resurfacing(Deferred \$31,500)	0		0	
29	Gate Operators Replacement	0		0	
30	Right-of-Way Clearing	0		0	
31	Total Disbursements:	41,700	17,553	24,147	57.91%
32	Net Income (Loss)	38,577	88,784	50,207	Better
33	Operating Account	20,172	138396		
34	Reserve Account	76,000	10559		
35	Ending Cash Balances:	96,222	148955	60,171	Better

Ref line Comments

4 Receivables on Dues is \$13135. which is down from \$20888 last quarter. Action with Attn. on 5 of the 27 accounts in arrears generally over \$600. Third notice with 10 days to pay mailed Friday for those accounts not already with attorney for collection.
Note: Favorable balance reflects all in arrears dues from IIDC, Inc lots assigned to the County were paid.

ACC Committee – Presented by Martha Desposito.

The following builders currently have approved work on the island:

- GreenSmart Homes
- John Stenicka
- Justin Miller
- Gulf Coast Construction (Ken)
- Forte Home Builders
- Westerheim Properties

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- Flynn Construction
- Bilco
- Bluewater Homes
- Adams Homes

There are currently 9 homes under construction, 1 remodel, and 1 addition. Cheryl will reach out to Red Cedar home performing remodel to contact ACC for any exterior changes.

Flynn cleared their lot on N Shore Ct without approval. Mr Flynn has met with ACC and insures it will not happen again. He has also promised to repave road in from of IPR properties. Brooke Agers to reach out to Cheryl to provide him Larry Bellamy's number to expedite the work.

ACC requested ability to charge remodels with a dumpster an impact fee. Board tabled discussion to see if it is a problem beyond the Innerarity Circle home.

ACC holiday schedule:

June 24th - regular meeting of the ACC @ new time - 10:00 AM

July 11th - NO ACC MEETING

July 22nd - regular meeting of the ACC @ new time - 10:00 AM This date takes us back to our regular schedule going forward. The 10:00 am time will remain for Saturday mornings.

In addition, there will be no approvals of tree removals, bush hogging, fences, etc. between June 28th and July 22nd.

Old Business:

Brooke Agers provided an update on the Water/Sewer/County property as conveyed by Doug Underhill. The county is finalizing the numbers to determine the final handover plan to ECUA. The county will announce the numbers as soon as they are final. The state funding survived the veto so the MSBU should be reasonable.

New Business:

Sign at gate is in bad shape. Mike Pittenger will look at the sign to see if he can rebuild.

Glenn Barbee informed the Board that his house had sold and he was moving off the island. He tendered his resignation effective immediately. The Board thanked him for his service to the island for numerous years. Nominating chair, Brooke Agers, will reach out to island residents to fill his position.

Adjournment:

There being no other business, Mike Pittenger made a motion to adjourn the meeting at 5:48 pm. Geoff Fournier seconded the motion.

Motion passed unanimously.