

**Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
November 26, 2012**

I. **Call to Order** – 6:30 p.m. at the Moody residence located at 5950 Red Cedar. Quorum was met.

II. **Attendance:**

A. Board Members: Virginia Moody, Ken Bolton, Glenn Barbee, Joe Ward, and Diana Schaefer.

B. Others Present: Ramsey Greene, Ray Moody, Tom Bender, Rod Powell, and Richard Loudin.

III. **Guests requesting to speak:**

A. Rod Powell re Causeway: Mr. Powell presented information relative to \$200 million in government funds that will be made available to Escambia County in 2013 for use in employment, environment, and infrastructure related projects. He recommended the Association Board of Directors present increasing the elevation of the Innerarity Island causeway as a project for consideration to the County Commissioners as the current elevation subjects it to potential flooding. As the only ingress/egress route for the Island, flooding could result in safety and security issues for the residents of the Island. The causeway is a county road and therefore would qualify as a county infrastructure project. The project list is anticipated in May/June 2013. Mr. Powell suggested coordinating with the Associations for Russell Bayou and the Innerarity Townhomes in this effort, as well as garnering the support of as many residents as feasible. Joe Ward indicated he would invite Commissioner Valentino to the Annual Meeting to share this information with the membership.

B. Ramsey Greene and Tom Bender re Secondary Impact Fee: As former members of the Board of Directors, Mr. Greene and Mr. Bender presented the historical information surrounding the Secondary Road Impact Fee. The Board's recent decision to discontinue the fee was also discussed.

IV. **Approval of Minutes**: October 7, 2012 Meeting Minutes and October 26, 2012 Record of Action Taken Without a Meeting were approved unanimously as motioned by Joe Ward and seconded by Glenn Barbee.

V. **Committee Reports:**

Architectural Control Committee: Diana Schaefer reported no new activity since the prior meeting.

Gate Committee: Joe Ward reported two repairs were made to the gate related to issues with the phone connection and a part.

Gate and Beautification Committee: Virginia Moody reported the Island Garden Club was formed and plans to focus on the main gate area. The Club plans to enhance the area with pine straw and Christmas décor in the coming week and has solicited bids for gate area enhancements. The Annual Picnic was a success and the Garden Club will be organizing the 2013 event.

Roads Committee: Virginia Moody reported per prior discussion with Vann Goodloe that no changes to the Master Road Plan presented at the October 7, 2012 meeting were necessary at this time.

Rights of Way, Greenways, and Community Park Lawn Maintenance Committee: Ken Bolton reported the Gray family will perform the 2013 mowing at the current 2012 rate.

Development Committee: Virginia Moody reported that the current utility work on the Island is for the purpose of cleaning the sewers. Diana Schaefer noted that some areas had been left in rough shape and would need to be leveled to facilitate mowing once the grass grows back.

Nominating Committee: Ken Bolton reported that four of the seven current Board positions need to be filled by election at the Annual Meeting. Virginia Moody, Diana Schaefer, and Charlene Schulteis have another year remaining in their two-year terms. Glenn Barbee, Ken Bolton, and Steve Crowdus have completed their two-year terms and will not seek a third year. Joe Ward will seek a third year via election and so will appear on the ballot. Brooke Agers, Rich Loudin, Rod Powell, Janet Rustchak, and Peg Gilmore have been nominated as candidates and will also appear on the ballot.

VI. Treasurer Report: Glenn Barbee presented the report as attached (See **Attachment I**). Virginia Moody made a motion to accept the report. Joe Ward seconded the motion and it passed by a unanimous vote in favor.

VII. Other Business: The annual meeting will be held at the Perdido Bay United Methodist Community Center on December 4, 2012 at 6:00 p.m.

VIII. Old Business:

- A. Status of 16270 Innerarity Point Road Foreclosure (White Residence) – the periodic payments agreed to by the owner have been paid in full; however 2012 dues are currently in arrears.
- B. Status of Gate Surveillance system proposals – Glenn Barbee will take on the gate surveillance system project; Ramsey Greene offered to assist as he has related experience.
- C. Island Directory – Virginia Moody reported two letters have been sent to Island residents requesting their contact information. At this point a large number of them have yet to be returned. Therefore publishing of the directory will be delayed.
- D. Flag Pole – Virginia Moody reported numerous donations have been received for a Flag Pole to be erected at the Gate.

IX. New Business:

- A. Rights of Way, Greenways, and Community Park Lawn Maintenance Committee – Virginia Moody reported Jayne Ward agreed to Chair this committee in the coming year.

X. Adjourn: There being no other business, Joe Ward moved and Glenn Barbee seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 8:45 p.m.

Virginia Moody, President

Minutes submitted by: Diana Schaefer, Secretary

Minutes approved by Board of Directors: January 6, 2013

**ATTACHMENT I
TREASURER'S REPORT**

Line #		2012 Budget	2012 Actual	2012 Variance	2013 Pro Budget
1	Beginning Balances:				
2	Operating Account	35195	35195		18432
3	Reserve (Savings) Account (& CD)	40532	40532		40560
4	Total	75727	75727		58992
5	Estimated Receipts:				
6	Dues	54000	57181	3181	55000
7	Special Assessments & Late Fees	150	1280	1130	500
8	Interest Income	230	27	-203	25
9	Road Impact Fee	1000	4500	3500	3000
10	Reimbursements- Russell Bayou	1200	711	-489	700
11	Total Receipts	56580	63699	7119	59225
12	Disbursements-Operating Costs:				
13	Insurance	3600	3436	-164	3500
14	Taxes	100	189	89	200
15	Meeting Expense	250	188	-62	200
16	Legal Expense	1500	2312	812	3000
17	Miscellaneous Expense	2500	305	-2195	2000
18	Postage	600	1034	434	1200
19	Management Fees	8400	8400	0	8400
20	Island Social Events	500	477	-23	550
21	Right of Way Mowing	5500	5950	450	12000
22	Misc/General Maintenance	1500	1104	-396	1500
23	Gate-Landscaping	2000	175	-1825	5000
24	Gate-Telephone	850	858	8	880
25	Gate-Repairs	5000	4186	-814	5000
26	Gate-Electrial	1300	1034	-266	1200
27	Total Operating Costs	33600	29648	-3952	44630
28	Disbursements - Capital Improvements				
29	Gate Camera System	5000	0	-5000	2000
30	Community Park & Greenway Improvements	5000	13500	8500	10000
31	Road Resurfacing	32500	37760	5260	0
32	Total Improvements	42500	51260	8760	12000
33	Total Disbursements:	76100	80908	4808	56630
34	Net Operating Income	-19520	-17209	2311	2595
35	Cash at End of Year/ Quarter				
36	Operating Account	15232	18432	3200	21027
37	Reserve (Savings) Accounts	40700	40560	-140	40572
38	Total	55932	58992	3060	61599

NOTES:

Line 16 increased due to need for counsel as we have been threatened with lawsuits.

Line 21 - We need to increase our mowing frequency, and also mow the greenways that have been cleared.

Line 23 - Beautification Committee wants to significantly improve the Entrance / Gate Landscaping.

Line 29 - Not accomplished this year bids too high, can do with less robust equipment and see how it stands up.

Line 30 - Need to continue the clearing, grading of other overgrown greenways.

Line 31 - We have an ongoing road resurfacing program that uses a 2 year schedule to save on marshaling eqpt.

ATTACHMENT II

**Innerarity Island Association, Inc.
Board of Directors
Record of Action Taken Without a Meeting
Re: Greenway Maintenance Contract Selection
October 26, 2012**

Pursuant to the By-Laws of Innerarity Island Associations, Inc., Article IV Section 5:

“The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.”

And in regards to the June 10, 2012 Board of Directors Meeting Section IX, paragraph B:

“Rights of Way Vegetation – **Several members expressed concerns related to the roads being encroached upon by vegetation on the rights of way; specifically on Innerarity Point Road and the east end of North Shore Road.** The situation poses a hazard for motorists and pedestrians. Joe Ward agreed to contact Gulf Power and request foliage around power lines be removed. **Ken Bolton will solicit bids to remove the vegetation and reclaim the appropriate clearance on the rights of way.**”

The following action was taken by the Board of Directors via electronic mail:

A proposal was obtained from Mako Forestry on October 25, 2012, to clear the rights of way from the front gate to 16360 Innerarity Point Road, six (6) feet deep on both sides of the road as needed for a price of \$1,750. Virginia Moody motioned to accept the bid. Diana Schaefer seconded the motion. The motion passed unanimously on October 26, 2012, and Virginia Moody agreed to confirm a date the following week for the work to be performed.

Submitted by: Diana Schaefer, Secretary