

Comments for Annual Meeting 12/3/18

The following is the revised Master Road Plan for 2018. Of particular note is the recommendation to resurface all remaining road segments when ECUA completes their sewer improvements program. The year 2020 is shown simply as a “plan” since the actual date of ECUA completion is unknown at this time. The total cost for the one-time resurfacing is approximately \$79,300. All of the roadways inside of the Seascape conservation area are listed as TBD, hence no budget for any future resurfacing costs. Completing all the listed remaining projects at one time will be more cost effective for the HOA while also reducing the inconvenience that resurfacing places on homeowners. The budget will require adjustment accordingly.

This plan and recommendations are forwarded to the BOD for review, comments & approval.

Vann Goodloe

MASTER ROAD PLAN
for
Innerarity Island Association, Inc.
September 2018 REVISION

PURPOSE:

The following revised Master Road Plan is intended as a planning tool for the Board of Directors to maintain all Island roads, less the causeway, in a reasonable operating condition and within the Association budget. This revision will be submitted at the next regularly scheduled Board of Directors (BOD) meeting.

In accordance with the Innerarity Island Association Declaration of Covenants, Article 11, Section 14 and Article 5, Paraph 5 (Transfer of Rights & Assumption of Obligations) which was ratified and confirmed on February 13, 2015, repair and maintenance of all island roads are the responsibility of the association and all property owners.

The overall Plan was developed using the information and analysis provided by PSI and Kenneth Horne & Associates (2002) to the BOD, Innerarity Island Association. At the July 2011 BOD Meeting, the BOD voted to include ALL island roads in the Plan. This resulted in the addition of nine (9) additional roadways.

OVERVIEW:

Resurfacing for all roads on the island will consist of 1 ½ “ overlay of FDOT S-1 asphalt. Installation and replacement of curbing is not included in these estimates. Estimated costs include mobilization, cleaning of surface, leveling and patching, and Type S-1 resurfacing. The BOD approved a repaving schedule that is based upon repaving projects every other year beginning in 2009 to include a revised priority listing shown below of roads to be resurfaced. However, due to the planned sewer improvements, no resurfacing projects have been completed since 2014. The extent of additional resurfacing requirements is unknown due to the planned ECUA water and sewer improvements and the impact on Island roads.

Thirteen (13) projects are listed in priority order with estimated costs (all shown in Year 2016 dollars) and approximate distances/square yards to be resurfaced. A conservative estimate of 3% is reflected below due

to projected increases in asphalt & materials costs. Road lengths are all approximate and will require Roads, Inc. final certification.

<u>Street</u>	<u>Length</u>	<u>Cost \$</u>	<u>Date/Yr Repave</u>
Egret Circle	500 SY	\$4,500	2020
Blue Heron Circle	650 SY	\$5,800	2020
Red Cedar St. (East)	3000 SY	\$21,200	2020
North Shore Way (East)	3000 SY	\$21,200	2020
Shores Circle	500 SY	\$4,500	2020
North Shore Court (East)	345 SY	\$3,100	2020
North Shore Cove	1040 SY	\$9,400	2020
North Shore Lane (Phase 2)	1065 SY	\$9,600	2020
Seascape Drive (Phase 2)	2400 SY	\$21,600	TBD
Seascape Street (Phase 2)	2000 SY	\$18,000	TBD
Seascape Circle	1100 SY	\$9,900	TBD
Seascape Court	920 SY	\$8,300	TBD
Seascape Lane	1950 SY	\$17,600	TBD

Notes:

1. Road resurfacing completed in 2006 included North Shore Drive, west end of Innerarity Point Road, Innerarity Lane, Innerarity Circle, Innerarity Circle spur road and two patches on Seascape. **Total cost expended was \$109,469.**
2. Road resurfacing completed in 2007 included North Shore Way (West), causeway reinforcement & rip rap, asphalt patching and new gate turn-around pad. **Total cost expended was \$57,569.**
3. Due to budget constraints and delays on the causeway MSBU, no resurfacing projects occurred in 2008 or 2009.
4. BOD approval for 2010 included resurfacing and widening the second phase of Innerarity Point Road, to include lane striping and installation of three (3) speed bumps with signage (\$53,625); and resurfacing portions of Seascape (\$17,500). **Total cost expended was \$71,125.**
5. Road Committee recommended, and BOD approved, the urgent resurfacing of North Shore Court due to rapidly deteriorating conditions and safety concerns. Resurfacing completed on March 23, 2011. **Total cost expended was \$9,950.** Additionally, two “Children at Play” signs were erected adjacent to two of the speed bumps on Innerarity Point Road at a cost of **\$68.84.**
6. BOD approval for 2012 included resurfacing Red Cedar St.(West), entrance to North Shore Ct., shoulder repair on Innerarity Point Rd. and seawall repair on the Community Lot for a **total cost of \$37,760.**
7. No projects were approved or completed for calendar year 2013.

8. BOD approval for 2014 included resurfacing North Shore Road (South) with concrete curbing at the intersections of both Red Cedar St. and Innerarity Point Road for a **total cost of \$42,947.64**. No projects are scheduled for calendar year 2015.

9. No projects were approved or completed for calendar year 2015.

10. For Calendar Years 2016 - 2018, all projects were suspended based upon the outcome of water & sewer improvements yet to be finalized. The BOD will make the final determination as to when to restart the Island repaving projects but additional savings can be expected if all approved roads are resurfaced at one time. All projects listed have been delayed or are listed as TBD (to be determined). Minor road repairs to include pot holes, are to be completed on an "as needed" basis and approved by the BOD.

RECOMMENDATIONS:

1. The Annual Budget should continue to include a separate line item for funds held in reserve to support the resumption of planned paving projects. **The estimated total cost to resurface all approved roads (one time) is \$74,300**. Additional road resurfacing projects not listed will be required in the future and should be scheduled following the completion of water and sewer improvements by ECUA.

2. Based upon the annual budget and with **NO INCREASE IN ANNUAL ASSESSMENTS**, this Plan Revision is recommended.

3. For any road segments that connect to Russell Bayou Development, their cost share percentage of 21% (2010 estimate) for road improvements should be applied and collected.

4. Annually, inflation should be reviewed by the BOD and any recommended adjustment to the Plan, as appropriate, presented at the annual Innerarity Island Association Meeting in December for review and approval.

Submitted by:

Vann Goodloe, Chair, Roads Committee