

**Inverness Homeowners Association  
Minutes of Annual Meeting  
January 23, 2007**

The annual Inverness Homeowners Association meeting was held at A. K. Suter Elementary School and was called to order by Board President John Shafer at 7:05 p.m. A quorum was present. Photographs were displayed using the projector as residents arrived. A power point presentation reviewed the following.

**2006 Accomplishments:**

- **2006 Patriotic Parade** – July 1st – 3rd Annual was held in the evening with participation of Washington High School's Drum Line, Bar-b-q, fire & police departments.
- **Board Member Thank You List** – Board members were announced & recognized.
- **Easter Egg Hunt** – Well received, good participation. Held in Inverness Court, with rented jumping inflatable, Easter Egg hunt and activities led for children.
- **Website** – Thanks expressed to webmaster Linda Larson.
- **Maintenance/Improvements to Island Medians** – Two Belle Christiane islands were redeveloped with improved irrigation and drainage and replacement with low maintenance plantings. Project was headed by Bill Dollarhide and thanks were expressed.
- **Front Entrance Plans** – Moving forward with plans to renovate the landscaping and signage at the entrance of our subdivision.

**Finances** - Treasurer Celeste Threadgill reported that Inverness Homeowners' Association is financially Sound. The Board has built a surplus over the past five years to allow for neighborhood improvements, plans including front entrance and two median island plantings.

**Proposed Upgrade to Entrance** – Bill Dollarhide and Dave Hemphill reported on both island upgrades, including re-sodding, and replacement with low maintenance plantings.

- **Current entrance Signs:** Twenty years old, warping, estimate \$3-6k if to replace both
- **Sign Replacement Plan:** Remove "Inverness" signs from existing walls. Add new brick backdrop similar to existing brick wall colors make new entrance sign in center entrance island, set back near to existing light pole.
- **Landscaping Plan:** Remove all plants that are old & aged in center island. Position a centerpiece tall plant behind sign with ornamentals surrounding and perennials forward.
- **Sidewalk Continuation** – Sidewalk on North side of Inverness Drive will be extended to reach Bayou Blvd. sidewalk.
- **Additional Fencing** - Installation of 3-5' low fencing along south side of Inverness Drive alongside the retention pond to follow growth line to detract from less attractive view upon entrance of subdivision.
- **Bayou Blvd.** – Board undecided at this time. In agreement to remove existing plantings (lack of growth & diseased). Possibilities include to leave as natural growth, no maintenance other than mowing, cutting off sprinklers to that area. Attempt to correct drainage problem and accumulated silt on walking path by adding

concrete flume. DOT will not contribute funds. Cutting off sprinklers to this area may reduce ECUA bill by 1/3 to 1/2 current usage. Residents invited to submit their suggestions to board members to aid their decision making.

## Challenges

- **Properties not being properly kept up** – Anyone noticing neighbors or others in subdivision not maintaining their dwelling, lawn, or landscaping up to covenant codes, is asked to report this property to the board for action to encourage prompt improvements and corrective measures.
- **Sidewalk Repair** – In response to a question by a homeowner in attendance, The City of Pensacola had originally slated a number of Inverness sidewalk sections for replacement. Since the hurricanes, these funds have been diverted and progress has been slowed. Two years ago, the board provided the list to the City and monies are to be re-allocated after post hurricane repairs are completed. Property owners (Individuals) are responsible for their own sidewalk repairs. If damage is result of utility or service providers (ECUA for example), residents will need to contact service provider or City of Pensacola directly.

## Goals/Ideas/Slate for 2007

- New street signs
- Homeowners Board to meet quarterly
- New Board Member nominations made and members elected

## Open Forum Discussion - Homeowner's Input:

- **Real estate Review** – Sam Rogers provided handouts showing recent home sales. Number of sales per year fairly constant with 8-11 homes sold. Market prices are stabilizing.
- **Holiday Entrance Decorations** – Appeal made to gather volunteers to improve entrance decorations.
- **Architectural Review Committee** – Reminder that all exterior dwelling additions need submission to and approval by Inverness Board Architectural Review committee. All requests made in 2006 were approved and in a timely fashion. All those proposed were felt to be great additions for the neighborhood.
- **Baldwin Avenue Clearing** – Clearing of wooded area north of the Inverness fencing along Baldwin Ave. was met with some opposition. Project was halted as City officials were called for consultation with residents of Inverness Dr., with some from Baldwin Ave. also attending. Project was suspended until process could be evaluated and decision on how to proceed was clarified. Discussion ensued to pursue asking City to continue with light clearing of downed trees and underbrush, with minimal damage done to existing trees. This tract is City property but it is not a "Right of Way". City has expenses to maintain this land, 25' to trees. Homeowners in attendance favored that this land be converted to term "Green Belt". A motion was made and passed to pursue the easement of Baldwin Ave., with Inverness accepting the maintenance (not liability) between Inverness and the City (by written agreement) to have the City lightly clean out debris and Inverness would continue annual light cleaning and maintenance of property.

### Drawing for Free Dues:

- Lucky Resident (must be present to win) to have his/her randomly drawn out of the hat to have annual dues check payment returned this year is Robert Shaw.

The meeting was adjourned at 8:00 p.m. Immediately following, the following officers were elected by Board members for 2006.

### Board Members

<b>Name</b>	<b>Title</b>	<b>Phone</b>	<b>E-Mail</b>
Linda Larson	President	H 469-9063	<a href="mailto:prez@invernesshoa.com">prez@invernesshoa.com</a>
Sam Rogers	Vice-President	H 438-4282	<a href="mailto:vp@invernesshoa.com">vp@invernesshoa.com</a>
Nancy Nesvik	Secretary	H 437-1497	<a href="mailto:sec@invernesshoa.com">sec@invernesshoa.com</a>
Dave Hemphill	Treasurer	H 438-4798	<a href="mailto:treas@invernesshoa.com">treas@invernesshoa.com</a>
Rex Brooks	Member	H 434-2118	<a href="mailto:rexbrooks@cox.net">rexbrooks@cox.net</a>
Bill Dollarhide	Member	H 433-5487	<a href="mailto:bdollarhide@dollarhide.com">bdollarhide@dollarhide.com</a>
Rachel Heaney	Member	H 607-7092	<a href="mailto:theheaneys@cox.net">theheaneys@cox.net</a>
Gene Klos	Member	H 434-6892	<a href="mailto:gklos@bellsouth.net">gklos@bellsouth.net</a>
Kurt Larson	Member	H 469-9063	<a href="mailto:kurt@n-command.com">kurt@n-command.com</a>
Jerry Mintz	Member	H 432-9017	<a href="mailto:jlmintz@southernco.com">jlmintz@southernco.com</a>
Monica Moore	Member	H 470-9836	<a href="mailto:mmmgood@cox.net">mmmgood@cox.net</a>
Spider Nyland	Member	H 438-4142	<a href="mailto:spidernyland@aol.com">spidernyland@aol.com</a>
Celeste Threadgill	Member	H 429-9292	<a href="mailto:celeste@tgill.com">celeste@tgill.com</a>