

2017 Inverness Homeowners Association Annual Meeting

The 2017 Inverness Homeowners Association (HOA) annual meeting was held Tuesday, January 10, at A.K Suter Elementary School. After 15 minutes to “meet and greet” neighbors, HOA President Dave Hemphill called the meeting to order at 7:15. Approximately 50 residents were in attendance and the first order of business was a round of self-introductions.

Next up was a discussion of the Inverness covenants which define the rights and responsibilities of the subdivision homeowners. Dave Hemphill explained the HOA Board’s policies and philosophy regarding covenant enforcement, the goal of stricter enforcement and compliance, and the need for the covenants, which are now over 30 years old, to be updated. When updated and approved, individual homeowners can elect to be governed by the existing covenants or the revision, but as properties turn over, all new owners will be covered by the revised covenants. This evolution will eventually phase out the original/current version. Dave Hemphill pointed out that in addition to the covenants, the HOA is also governed by Chapter 720 of the Florida Statutes which spell out additional authority regarding covenant/code enforcement, fines, etc. Board member Kent Nesvik volunteered to take the lead on the project for drafting the proposed revision.

In the annual drawing for a refund among those who have already paid their 2017 dues, the winner was Dick and Diane Hahner.

The need for a replacement or major repair of the entrance fence along the pond side of Inverness Drive was discussed. There was a consensus of support for a more durable, permanent structure. Dave Hemphill suggested perhaps a shorter, concrete block style. The Board will take this as a major item for discussion and action this year. Later, this was expanded to include a discussion of repainting the “Inverness” signs on each side of the entrance as well as the brick walls on which they’re mounted.

There was an extensive discussion of moving most communication between the Board and the homeowners from the current method of costly, mass mailouts to an email and website-based process. This proposal had general agreement and the Board will expand its efforts to complete an email directory of all homeowners, as well as greatly promote awareness and use of the new Inverness website, i.e., www.invernesshoa.com.

A homeowner raised a concern about noise from air traffic, particularly military operations. Some airport noise is a fact of life for Inverness, but military aircraft without noise suppression is different. Several former military aviator homeowners questioned the seriousness of this issue, but the conclusion was complaints should be directed to the airport manager who can address the issue with local military commanders. The noise discussion continued with a question about excessive noise from neighborhood backyard parties. Guidance was that this is an issue to be addressed directly with City Code Enforcement, and perhaps eventually the Police Department. The last topic of major discussion was the continuing serious problem of excessive speeding in Inverness, particularly the Inverness Drive, Semoran Drive and Oxford Drive through streets. Stop signs, speed bumps, and increased police surveillance have been discussed before and addressed with the City, but we’ve had no improvement. If anything, the problem has gotten worse. A number of attendees, including some with young children, feel this problem needs corrective action - and now. At the conclusion of the meeting, a volunteer committee was quickly formed to take on this problem and work with the City until something is done to really improve traffic safety. Board member Tim Fox will coordinate this committee.

Prior to concluding the meeting, the election of the Board for the new year was held. Current members Dave Hemphill, Jerry Mintz, Kent Nesvik, Monica Moore, Tim Fox, David Simpson, and Mike Krieger agreed to return if desired and Robert (Rock) Penfold also volunteered to serve. This Board received HOA approval.

The annual meeting concluded at approximately 8:30.

Following the annual meeting, the new Board met briefly to elect officers. Dave Hemphill will remain President; Kent Nesvik, Vice-President; Jerry Mintz, Treasurer; and Mike Krieger, Secretary.