

Inverness Homeowners' Association

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Board Meeting – August 6, 2024

The Inverness Board of Directors (BOD) met at the East Pensacola Heights Clubhouse (newly established location of HOA meetings) at 5:30. All BOD members - Dave Hemphill, Kent Nesvik, Monica Moore, Rock Penfold, Mike Krieger, Dawn McLin, Dan Rowe, Tim Fox, and Tom Downing - were present. Although advertised, other HOA members did not attend.

The first topic of discussion was the status of the revitalization of the HOA Covenants. As previously announced, following a formal vote by all HOA members, the revitalization initiative was approved. The current Covenants were approved by the BOD without change. Our attorneys at Emmanuel Sheppard & Condon (ESC) submitted the Covenants, By-Laws, and Articles of Incorporation to the Florida Department of Commerce for validation on July 1. The Department has 60 days to approve the documents.

Next item of discussion was the status of 2731 Semoran Drive. As previously discussed at length, a garage addition to the house has been under construction since late 2020, but work has been stopped since mid-2021. In its current state as essentially a hollow shell, the structure is considered a public safety issue. Efforts are currently underway with the City to review whether the residence should be deemed dangerous under Chapter 108.1.5 of the International Property Maintenance Code. If so, the City should proceed against this residence and enforce applicable ordinances to require repairs. Unless there is City action, and given eventual approval of the Covenants, the issue would be referred to ESC for possible action. Potential legal fees would be included in the HOA 2025 budget.

President Dave Hemphill discussed the impact of new Florida HOA laws, some just effective on July 1, 2024. These include new requirements for advance notification of all meetings, communication with HOA members, covenant enforcement, HOA dues, budget development, expenditures, and continuing education requirements for HOA officials. The imposition of these requirements, even for volunteer-managed, low-dues HOAs like ours, will have significant workload and cost impact.

Dave reported the entrance fence needs to be re-stained as a matter of preservative maintenance and several components of the irrigation system controls need to be replaced. The Board agreed and approved.

Treasurer Kent Nesvik provided an update on the current financial status and expenditures year-to-date. He also presented a first draft of a proposed 2025 budget which will be required by the new Florida HOA laws. This budget will continue to be refined leading up to presentation at the next annual meeting scheduled for December 3, 2024. Prior to that, we'll have at least one additional BOD meeting, currently scheduled for November 12.

Dave asked for a volunteer to lead an effort to prepare a document to use to obtain written approvals from all HOA members to communicate with them via email; again, a new requirement. Dawn McLin offered to prepare the document.

The meeting adjourned at approximately 6:45.