

Inverness Homeowners' Association

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2018 Inverness Homeowners Association Annual Meeting

The 2018 Inverness Homeowners Association (HOA) annual meeting was held Tuesday, January 9, at A.K Suter Elementary School. After a few minutes to “meet and greet” neighbors, HOA President Dave Hemphill called the meeting to order at 7:10. Approximately 50 residents were in attendance.

The first order of business was an introduction of Alex Andrade, a Republican running for State House District 2. He gave a brief presentation of his background, political philosophy, and reasons for wanting to serve.

Next up was a discussion of the speed bump petition which is circulating for affected residents to vote on whether or not they want speed bumps installed on Inverness Drive. This is a follow up to action requested at last year’s meeting and is based on a speed monitoring study by the City. Further discussion mentioned the potential impact on property values as speed bumps are an indication of ongoing speeding problems. Also, speed bumps on Inverness Drive wouldn’t provide any relief for similar issues on Semoran and Oxford. The alternative of stop signs at strategic locations was again brought up. Previous discussion with City staff indicated an unwillingness to use stop signs for speed control, but the general feeling in the meeting was that the City should be responsive to the will of the residents above their general philosophy on stop signs. The committee will take this for action.

In the annual drawing for a refund among those who have already paid their 2018 HOA dues, the winner was Bob and Kathy Davis.

Discussion moved to recommendations for enhancements and needed repairs to the Inverness entrance on Bayou Blvd, in particular fences, signs, and landscaping. There was a consensus of support for replacement of the fence on the pond side along Inverness Drive with a more durable, permanent structure. The “Inverness” signs on each side of the entrance, and perhaps the brick walls on which they’re mounted, definitely need some repairs and repainting. Some of the trees and other large vegetation around the entrance need some extensive (probably professional) trimming. The Board will take these items for action this year. The HOA treasury has funds available to focus on this initiative.

Dave Hemphill discussed the Inverness covenants which define the rights and responsibilities of the subdivision homeowners. He 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. The needed revision of the covenants will also be an action item this year.

A homeowner raised a concern about excessive noise from neighborhood backyard parties. Guidance was that absent normal neighborhood courtesy, this is an issue to be addressed directly with City Code Enforcement, and perhaps eventually the Police Department.

Concerns were also raised about excessive on-street parking and the condition of sidewalks. Occasional short-term, on-street parking is probably just something to be lived with unless it's blocking traffic, and then it's a matter for the police. Continuous on-street parking is in violation of the covenants and several situations have been addressed by the Board with the homeowners in the past year. Sidewalk cleaning (if any) is a homeowner responsibility, but reportedly the city has an initiative to repair/replace sidewalk sections that are significantly cracked or raised. We'll see.

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, Rock Penfold, and Mike Krieger agreed to return if desired and Bobby Cooley and Gene Klos also volunteered to serve. Former member David Simpson will be moving. This Board received HOA approval.

The annual meeting concluded at approximately 8:15.

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