

Inverness Homeowners Association

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2022 Inverness Homeowners Association Annual Meeting

The 2022 Inverness Homeowners Association (HOA) annual meeting was held Tuesday, January 11, at A.K Suter Elementary School. HOA President Dave Hemphill called the meeting to order at 7:00. Dave noted that this was our first meeting in two years as the 2021 meeting was canceled due to COVID concerns.

The first order of business was a self-introduction by the current Board members and the approximately 30 residents in attendance.

Next up was a presentation by Pensacola International Airport Director, Mr. Matt Coughlin. Mr. Coughlin first noted that passenger traffic at the airport was rapidly recovering from the staggering reductions due to COVID (over 90%) and was now exceeding 2019 (pre-COVID) records. This growth could potentially require the addition of a new concourse with more gates to handle the expanding flight traffic. He also noted the currently-ongoing construction of a large new parking lot in front of the airport on 12th Ave and the second ST Engineering aircraft repair hangar on the north side of the airport property. The third and fourth planned hangars will also be on the north side of the airport, but west of the north/south runway. Possible extension of the north/south runway was by far the topic of most discussion. The Airport Master Plan calls for a potential extension of the north/south runway 1000 feet south toward Summit Blvd to eventually accommodate larger/heavier aircraft. This, by operational requirements, would bring aircraft on a south approach over Inverness at lower altitudes. Members in attendance brought up concerns with potential impacts on noise, pollution, and home values. Mr. Coughlin noted the concerns, but mentioned that any extension was at least three years away and that the plans were still in development. The airport would schedule citizen meetings before finalizing the extension. Finally, Mr. Coughlin mentioned a current issue regarding the new 5G cell towers impacting aircraft altimeters. However, typical flight approaches into Pensacola do not require altimeters. Are atypical approaches a problem?? Mr. Coughlin was very gracious and responsive to all questions and concerns.

Treasurer Kent Nesvik gave a summary of the HOA financial status. Current balances are healthy, even with the recent replacement of the Bayou Blvd fence which was a major investment. Receipt of 2022 dues should leave the HOA in a good position to meet recurring expenses with a reasonable cushion for contingencies or emergencies, e.g., major irrigation pump failures or storm damage.

A concern was raised regarding the lawn maintenance, more specifically the lack thereof, on the island at the end of Belle Christiane Circle by the pond. Apparently regular mowing and other maintenance is not being done by the contractor as required. (Similar issues have been a topic of recent discussions within the Board.) Attendees were asked to report problems as they occur for attention by the Board.

In the annual drawing for a refund among those who have already paid their 2022 HOA dues, the winner was Gene/Sharon Klos.

Special recognition and much appreciation was given to volunteer residents Dennis Seaman for his extensive and sorely-needed maintenance work around the Inverness entrance and along Bayou Blvd, to Nancy Nesvik for another fine job with the Christmas decorations, and Monica Moore/Nancy Stewart for their work maintaining the beautiful flowers on the entrance island.

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Prior to concluding the meeting, the election of the Board for the new year was held. Current members Dave Hemphill, Kent Nesvik, Monica Moore, Tim Fox, Rock Penfold, Dennis Seaman, and Mike Krieger have agreed to return if desired. This Board received HOA approval.

The annual meeting concluded at approximately 8:00.

Following the annual meeting, the attendees on the new Board met briefly. With election of officers, Dave Hemphill will remain President; Kent Nesvik, Vice-President, Treasurer, and Architectural Committee; and Mike Krieger, Secretary. The Board agreed to proceed with requesting prices for staining/sealing the new fence for longevity and to preserve its appearance.