

Inverness Homeowners Association

▶ P.O. Box 30579 • Pensacola, FL 32503 • www.invernesshoa.com ◀

2020 Inverness Homeowners Annual Meeting A.K. Suter Elementary School Cafeteria 7:00 pm January 14, 2020

Traditionally, the Inverness Homeowners Meeting is held the second Tuesday of January at Suter Elementary School. It typically lasts for one hour.

Please come by, have a cookie, talk to your neighbors, and voice your concerns for the neighborhood. Every year we toss the dues checks we have received by the meeting date into a basket and draw one lucky winner for a year of free dues. Your check must be in the basket to be eligible to win.

The dues have increased to \$111.00 annually, due on January 1st and considered delinquent on February 1. Please bring them to the HOA meeting or mail them to P.O. Box 30579, Pensacola, 32503.

Agenda

1. Meet your neighbors, have a cookie
2. Introductions and Overview by the 2019 Board
3. Open Forum – speak your mind!
4. Old Business: New Signs and Landscape
5. Drawing for Dues
6. New Business
7. Election of 2020 Board of Directors
8. Adjourn HOA meeting
9. New Board meets, elects officers for 2020

Proxy

I will not be attending the Inverness Homeowners Association meeting. Please have either a 2019 board member or the individual listed below vote my proxy.

Signed _____

My proxy will be voted by _____

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Overview of 2019:

Online Information: Invernesshoa.com is our webpage and can also be found on Facebook. There you will find the covenants, contact information, dues amount and location to send the check, photos, and general information. Last year we posted minutes of HOA Board meetings.

Speeding: This is an old and persistent issue. We are asking for Enforcement as the means of controlling speeders. That means the City police will offer traffic tickets on our major roads – Inverness, Semoran, and Oxford Drives. Avoid a ticket – they are expensive: slow down.

Expenditures: See the list of checks for 2019. Dues increased 15% in 2019 and 15% again in 2020. The increase is targeted for fence repair / replacement on Bayou Blvd. I hope you agree, that your HOA Board has been responsible and more than a little bit frugal with your money.

Fence Repairs: This is the reason for the dues increase. We are building a fund to replace the wood fence on Bayou with an upgrade. This could be a \$60,000 item. We are halfway there.

Signs and Landscaping: We replaced the Inverness signs from 1984 with two new models and then followed up with new landscaping around the signs. The only comments I've heard were: This is great. (And why did it take you so long!) Both projects were a team effort of the Board and several of the members with better design skills. Hope you like it.

Enforcement of the Covenants: Currently, we enforce the covenants by complaints from residents. When the HOA receives a complaint – most are anonymous – we assess the issue and decide if the response is a friendly letter, a more forceful letter, a fine, or a visit from the members. In the majority of cases a friendly letter was all that is required to correct the issue. Most of the time, I get a friendly note thanking me for bringing the issue to their attention and offering to correct any deficiency. End of discussion. In a very small number of instances, the homeowner needed to either shoot the messenger or cry about uneven enforcement. I will say it again – we currently only act on complaints from your neighbors. So, if you receive a letter, know it is from your neighbor. And believe that you have done something to violate the covenants.

Architectural Committee: As residents upgrade and add on to their homes – many built in the late 1980s, please submit your plans to the HOA Architectural Committee for clearance. It is only smart to avoid an after-the-fact delay, or worse. This includes fences, sheds, additions, and driveways.

Turnover: We had 10 sales in the subdivision in 2019 as reported by the Property Appraiser. Per square foot values ranged between \$149 to \$176 for heated areas of the house.

Thanks: Thanks go to Kent and Nancy Nesvik for heading up the Christmas decorations. Dave and Kathy Taylor lent their talents, as well as several others. It gets better every year. Monica Moore and Dave Hemphill have kept the annuals at the entrance in top shape this year and years past. They save money and provide a very personal touch to the front door to Inverness.

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Jerry Mintz has been the treasurer for many years. The annual report has every expenditure listed – talk about transparency. We strive to vote on every non-recurring expense and as a result we have kept our dues lower than many of our neighbors.

On the 4th of July, we all shared the effort to put out flags next to your mailbox.

Inverness Common Courtesies:

1. Take your **garbage can** off the street and store it out-of-sight in a screened area, in the back yard, or in the garage. Covenant No. 17. Your neighbors do not want to see your garbage can!
2. **New!!! Put all trash out on Wednesday evening** to keep the street appearance unencumbered during the week. Do not put lawn debris in the gutter – to be washed into Lake Inverness. It must go on the house side of the curb. Use paper bags – as ECUA is now composting.
3. **Lock your car.** 100% of the car break-ins were from unlocked cars. This is a no-brainer. And don't leave valuables in your car overnight.
4. We have had several complaints regarding **noise**. Consider changing to battery powered tools – especially leaf blowers! The City of Pensacola is discussing this as a prelude to a revised noise ordinance. (See the Mayor's transition report.) The current ordinance (8-1-16) restricts construction noise to 6:00 am until 7:00 pm. No Construction on Sunday. Loud ordinary noise is not allowed between the hours of 11:00 pm to 7:00 am
5. Park your **car** off the street and preferably in your garage. Never on the lawn. No. 10 of the Covenants.
6. Don't **block the view** of the adjacent car at the Bayou – Inverness Drive intersection when you are turning.
7. **Trim** limbs overhanging the sidewalk so pedestrians can walk without bumping their head.
8. **Slow down.** Drivers speeding on Inverness, Oxford, or Semoran Drives are just looking for trouble. You could have an incident – hit a pet, mailbox - it has happened, or (let's hope not) a child. Just to get to your destination 12 seconds quicker. It's not worth it. Slow down. And get off that phone.
9. The City spent money adding Handicapped Ramps throughout the neighborhood. **Do not park on the sidewalk**, blocking access.
10. All homes in Inverness are required to have a functioning **garage** – for parking cars off the street. If a garage is planned to be converted to living space, an additional garage must be built prior to the conversion. Contact the Architectural Committee.
11. Your driveway (lawn, gutters, patios) should **convey water to the street** and not onto your neighbor's yard. As driveways are repaired / rebuilt, they should slope to the street.

Inverness 2019 HOA Board of Directors

Dave Hemphill
Jerry Mintz
Kent Nesvik
Monica Moore

Tim Fox
Mike Krieger
Rock Penfold
Bobby Cooley

Brett Aldridge