

Inverness Homeowners Association

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Board Meeting – October 19, 2022

The Inverness BOD met at the Hemphill residence at 5:00 pm. The reason for the meeting was to discuss the following agenda.

Those present: Kent Nesvik, Monica Moore, Mike Krieger, Dave Hemphill.

Old Business - Reviewed the minutes from the June 3, 2022 meeting

New Business

1. 2731 Semoran Drive – unfinished garage

This long-standing issue is now tied up in the Banks Construction bankruptcy/litigation/code violations affecting numerous property owners in the area. Dave Hemphill attended and spoke at the Code Enforcement Board meeting that found this property in violation. The owner was requested to return on December 6th with a plan to bring the property up to city standards. However, the property owner is financially "stuck" by the Banks case and the current loss of their construction funds. While the HOA could proceed with the situation as a covenant violation, with associated legal costs, it was agreed that the Code Enforcement process has much more leverage to eventually resolve it. Unfortunately, resolution does not appear imminent. The BOD agreed to revisit the issue after the December 6th Code meeting.

2. 2023 Dues

Given that the HOA currently has a healthy funding balance, annual dues are generating more than enough for routine, recurring expenses, and no major investments/projects are currently scheduled. It was suggested next year's dues could be reduced, e.g., from \$125 to \$100. However, further discussion pointed out that our "healthy" status was due to the Board being very conservative in spending, for example, holding off on replacing the crepe myrtles on the entrance island and landscaping along Bayou Blvd. Also, our expenses are significantly reduced by the amount of volunteer work by Board members and other residents in maintaining Inverness, for example major workdays for cleanups, flower and shrub maintenance, and irrigation system repairs. As an alternative to reducing the dues, it was suggested the 2023 dues remain at the 2021/2022 level. While maintaining the healthy status, the HOA can consider some potential landscape enhancements that are less dependent on volunteer help. The impact of this can be considered when setting dues for 2024.

3. Lawn Maintenance for the entrance

The current lawn maintenance contractor had given notice of intent to cease services for Inverness. The search for a new company for the contract has not been fruitful, with just a couple possibilities at significantly higher cost. Meanwhile, the current contractor appears to have reconsidered and will apparently continue, albeit at a reasonably higher cost. In addition to the lawn maintenance contract, other landscaping requirements outside that scope were discussed, for example, shrubs, flower beds, tree trimming, cleanups, etc. As discussed in the previous topic, we may need to find contractor support for some of these jobs vice self-help.

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4. Airport runway extension

As the Airport Manager discussed at the 2022 annual HOA meeting, a 1000' extension to the North/South runway toward Summit Blvd was discussed. This possibility has come up in other forums as well. If completed, this would lower the approach altitude of planes over Inverness. The Airport Manager insists this project is not currently scheduled or planned. An Inverness resident/commercial pilot has cautioned that this scheduling and approval could occur without further notice and opportunity for community input. The Board suggested that Dave document our understanding of the Airport Manager's statements with a letter or email to him so as to have recourse if things change.

5. Re-write of Covenants

This project has been discussed for some time, but it is a major undertaking and may require support beyond the Board, e.g., resident committee or even legal assistance. If revised, all existing HOA members could opt into the new covenants or remain with the old. Thus, a complete transition from old to new could take years, but eventually all would be moved. The Board will review the issue during our homeowners meeting in January.

The meeting adjourned at 5:40