

Inverness Homeowners Association

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

2022 Inverness Homeowner's Annual Meeting

After our 2021 meeting was cancelled due to COVID restrictions, we are resuming our meeting for 2022. The meeting will be held on Tuesday, January 11,th at 7:00 pm. As in past years, we will meet in the cafeteria of the Suter Elementary School.

The dues are \$125.00 annually, due on January 1st and considered delinquent on February 1. Have them in the basket at the Annual Meeting for a chance to win the annual lottery of free dues. Or send to the PO Box address, above.

If you have not done so already, please provide an e-mail address where you would like to receive future correspondence with the Inverness HOA. Send to: Kenesvik@gmail.com or dkh.7@icloud.com We would like to send Future Newsletters by e-mail.

Overview of 2021:

Online Information: Invernesshoa.com is our webpage. There are many Inverness HOAs. Be sure you go to the one with our Entrance Sign photo on the first page.

Expenditures: As always, see the detailed list of expenditures for 2021, attached. The big-ticket item was the new fence on Bayou Blvd. With our decision not to replace the entire fence, but to keep the area along the retention pond open, we spent less on the fence that originally envisioned. As a result, we are ending 2021 with a comfortable reserve of funds.

Fence Repairs: Complete. This year we want to seal the fence to extend its life.

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 most cases a friendly letter was all that is required to correct the issue. Most of the time, I get a friendly email or call thanking me for bringing the issue to their attention and offering to correct any deficiency. End of discussion.

This year's complaints have included barking dogs, chickens (not allowed), signs in the front yard (not allowed), incomplete construction, business vehicles parked on the street or in driveways (not allowed), garbage cans visible from the street, cars parked on the

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sidewalk, yards in disrepair, and the usual: Boats, trailers, motor homes parked in the front – not allowed. They should be parked in the rear yard behind a fence and screened from view.

General Discussion:

- Several mailboxes were destroyed by distracted drivers in 2021.
- Large segments of sidewalks have been replaced in Inverness. This is the City's program to make the pedestrian route safer. Please do not park on the sidewalk.
- Many homes received new roofs after Hurricane Sally – but there was considerable discussion comparing claims paid after Sally vs. those paid after Hurricane Ivan. Most would agree, the insurance companies are more reluctant to pay claims now as compared to 2004.
- Pensacola Airport plans to extend the north-south runway an additional 1,000 feet. It will extend toward Inverness, but it will not require any change to Summit Blvd. The need for the longer runway is to allow larger planes to access ST Engineering re-work facility off Langley Blvd. as well as heavier planes to land at PNS. Schedule: Next 3 to 5 years.

As part of their community outreach, Matt Coughlin, Airport Manager, is scheduled to attend our January meeting to discuss the expansion and to answer questions residents may have.

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.

2022 Expenditures: The Board is proposing removing two entrance crape myrtles and trimming the others and re-working the plantings in front of the signs and adding perennials to the median. We also want to put a sealant on the new fence to extend its life.

Turnover: We had 9 sales in the subdivision in 2021 – and 10 sales in 2020. Per square foot values average \$194 in 2021 versus \$158 in 2020. Source: Escambia County Property Appraiser

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Thanks:

- A big thanks goes to Dennis Seaman. Dennis retired last year and has spent considerable amount of time doing cleanup at the front entrance. I know you have seen him there. He has pushed back years of growth and improved the drainage on the multi-use path, opened the view to the pond, and made the entire entrance more attractive.
- Thanks go to Kent and Nancy Nesvik for heading up the Christmas decorations. Kathy Taylor, Monica Moore, Dennis Seaman, Tim Fox, and Fran Parish assisted in the installation. The new greenery and ribbons look great.
- Monica Moore and Nancy Stewart have kept the annuals at the entrance in top shape this year. They save money and provide a very personal touch to the front door to Inverness.
- Kent Nesvik has the thankless job of treasurer. The annual report has every expenditure listed. We strive to vote on every non-recurring expense and as a result we have kept our dues lower than many of our neighbors.

Dave Hemphill
Kent Nesvik

Tim Fox
Rock Penfold

Mike Krieger
Monica Moore

Dennis Seaman