

Inverness Homeowners' Association

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Board Meeting – February 28, 2023

The Inverness Board of Directors held its first meeting of 2023 at the Hemphill residence at 5:30 . Members present were Kent Nesvik, Monica Moore, Rock Penfold, Tim Fox, Mike Krieger, Dave Hemphill, and new member Dawn McLin. Not in attendance Dan Rowe.

Items of discussion were:

1. Covenant rewrite - This is a major undertaking and may require legal assistance. The covenants date back to the initial development of Inverness, so there is a lot of content that is no longer relevant to the built-out subdivision. As an initial step, the Board, led by Dave Hemphill and Dawn McLin, will do an internal review and markup before proceeding further. When revised, all existing HOA members, i.e., homeowners, would 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.
2. Entrance landscape work - In addition to replanting of flowers as spring approaches, dealing with several of the deteriorating crape myrtles on the entrance island is necessary. Consensus was to contract for removal of two of the upfront plants and replace them with a single mature one. The other three subdivision islands also need some attention with possible removal of some plants which have deteriorated and/or are being crowded by other plants.
3. Irrigation system - The front entrance irrigation system is urgently needed, but currently inoperable due to a broken controller. Replacement has been delayed by supply availability, but a source has hopefully been located and repair will be completed soon. Dave advised that the timers which control irrigation on the other three islands are a continuing problem and would best be replaced by manual units. All concurred with that plan.
4. Entrance sign lights - Night lights on the signs are inadequate. Plus, two were recently stolen. It was suggested that newer technology LED lights, relocated to avoid being partially obscured by surrounding plants, would be a significant improvement. All concurred.
5. Enforcement -

2731 Semoran Drive – the HOA again addressed this unfinished garage issue, now tied up in the Banks Construction bankruptcy/litigation, with a February 20, 2023 letter requesting remedial action. The homeowner faces a third hearing March 7 in front of the Special Magistrate at the City's Code Enforcement Board to address the violation. The HOA will attend the hearing to support a ruling mandating immediate action.

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2890 Semoran Dr - The HOA addressed the issue of excessive garage sales with a letter to the homeowner requesting compliance with City of Pensacola ordinances, in Article 1, Sec. 7-5-36, 7-5-39, and 7-5-50, regarding number and time restrictions. Thus far, no compliance by the homeowner is evident.

Garages - Inverness covenants mandate the maintenance of a functional vehicle storage garage. A current residence is not in compliance with this requirement and the HOA will take action to notify the homeowner of required compliance.

6. Educating HOA Board members regarding our operating guidelines - Dave advised that Florida Statute 720 addresses rules/requirements for the operation of homeowners associations. We are in compliance with the statute via our operating structure and procedures.

7. Speeding - excessive speed by some residents and other drivers on the major thoroughfares in the subdivision, i.e., Inverness, Semoran, and Oxford Drives, has led to requests for more stop signs. This would be similar to current measures in East Hill and East Pensacola Heights. We will request the City Engineer to review the current situation and recommend solutions.

8. 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 is being considered. 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 even approved. It is not clear what future operational requirement would necessitate an extension. No current aircraft utilizing the airport require the extension. Current runways were even adequate for 747 Airforce 1. We need to continue to monitor and question the proposal if/when it advances.

The meeting adjourned at 6:30.