

Inverness Homeowners' Association

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

2018 Inverness Homeowner's Annual Meeting

A.K. Suter Elementary School Cafeteria

7:00 pm January 9, 2018

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

Please come by, have a cup of coffee and 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 are \$85.00 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 cup of coffee
2. Introductions and Overview by the 2017 Board
3. Discussion of the rights and responsibilities of the Covenants we all signed
4. Old Business: Speed Bump discussion
5. Drawing for Dues
6. New Business
7. Election of 2018 Board of Directors
8. Adjourn HOA meeting
9. New Board meets, elects officers for 2018

Proxy

I will not be attending the Inverness Homeowners Association meeting. Please have either a 2017 board member or the individual listed below vote my proxy.

Signed _____

My proxy will be voted by _____

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Overview of 2017: Inverness continues to see the upswing in the economy reflected in the value of our homes and the appearance of the neighborhood. Many homes are being updated – just look at the contractor's trucks, dumpsters and pods sitting in driveways. I know at least 4 houses were flipped last year. And the number of foreclosures has decreased dramatically since 2012.

Online Information: Invernesshoa.com is our webpage. There you will find the covenants, contact information, dues amount and location to send the check, photos, and general information. This year we will post minutes of HOA Board meetings. (If you want to receive advanced notice of a Board meeting, send me your e-mail address and I will put you on the mailing list. dhemphill@baskervilledonovan.com)

Curve on Bayou: The FDOT has upgraded safety equipment on the Bayou curve. We have seen too many incidents and three fatalities at that location. The HOA has written letters to both the City and the FDOT in past years. It took time, but let's hope the new installation makes a big difference in the safety of the curve.

Speed Bumps: At last years' annual meeting, we had an outcry for speed bumps. The City has a process to install speed bumps that requires a traffic study for speed and an engineering analysis for safety. Both were completed for Inverness Drive, Semoran Drive, and Oxford Drive. The result was that only Inverness Drive was eligible for speed bumps. (However, there is no debate that speeding is a problem on Semoran and Oxford). The City engineers' office asked that we complete the petition for signatures indicating approval of affected residents, and that the speed bumps would be installed after the streets were repaved in the summer.

The Speed Bump Committee has not gotten all of the required signatures. We will have the petition available for signature at the annual meeting.

With the new asphalt, some residents believe that speeds have increased. See the attached traffic study. It says that 40 drivers out of 712 were driving over 35 mph. The measure to be considered speeding is those cars going over 31 mph – even though the posted speed is 25 mph. It is the statistical method used by traffic engineers. You can see that 85% of the cars are driving less than 33 mph on Inverness Drive. The 85th percentile of driver's speed is compared to the 31 mph to consider if speed bumps are needed at this location. So Inverness Drive barely qualifies, statistically. 31 versus 33 mph. I expected a much larger volume of speeders, and a much greater speed. Perception versus reality can be difficult to discern – but safety is also a measure. We have not had an accident on Inverness Drive for many years.

Many of you know I walk a big, black Great Dane on Inverness Drive twice a day. Her name is Sophie. From that exercise, I have come to recognize cars and their drivers. My opinion is that several of the worst offenders do not live in Inverness – they use Inverness Drive as a shortcut from Scenic Hwy. to Bayou Blvd. They do not get our newsletter, they do not enjoy peer pressure from their neighbors to slow down. How do we affect their behavior? My answer is either we ask the police department for more enforcement or install the speed bumps. Maybe both? I have had a number of calls saying they think speed bumps are a pain, that they lower property values. Large vehicles –

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garbage trucks, concrete trucks, UPS/FedEx, ambulances, fire trucks all hate speed bumps. I agree they are a pain. But the problem or the perception persists. So, let the Inverness HOA members vote. 130 out of 173 affected residents are needed for approval. (75%)

Fence Repairs: No, not the Bayou Blvd fence – the Inverness Drive fence is also in need of repairs. If you look closely, you will see that fence is rotting, and leaning. That will be one of the discussions for the new HOA board of directors. Options are to repair the fence, replace the fence, or remove the fence. Let us know your thoughts at the annual meeting or on your proxy.

Enforcement of the Covenants: At your request, Enforcement of the Covenants has increased in 2017 as compared to prior years. Maybe with the better economy, members are more cognizant of their property values? Regardless, most actions were the result of your complaints. 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. We had a variety of issues this year: garbage cans visible from the street, cars parked on the street overnight, lawn debris out all week, noise ordinance issues – a city issue, unapproved construction contrary to the covenants, boats parked in the driveway, motorhomes parked in the driveway, and business vehicles parked in the street. In the majority of cases a friendly letter was all that was 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 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.

Turnover: We have 9 different names on our directory at the end of 2017 compared to 2016.

Expenditures: See the list of checks for 2017. Our project for 2017 was to re-sod the area between the curb and sidewalk at the entrance off Bayou Blvd. We used Zoysia Empire sod and have had excellent results. The Empire has far less problems with chinch bugs and mole crickets compared to the St. Augustine grasses. If you are re-doing your lawn, you might consider the new Zoysia products.

Thanks: Thanks go to Kent and Nancy Nesvik for heading up the Christmas decorations. Dave and Kathy Taylor lent their talents, as did Mike and Angie Krieger.

Monica Moore has kept the annuals at the entrance in top shape this year and years past. She saves us money and gives a very personal touch to the front door to Inverness.

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 not raised the dues for many years.

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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. Your neighbors do not want to see your garbage can!
2. Put **lawn trash** out on Sunday or Monday 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. Keep your front **lawn** green and healthy. Consider changing to battery powered tools. Your ears and the environment will appreciate it.
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 right.
7. **Trim** limbs overhanging the sidewalk so pedestrians can walk without bumping their head.
8. **Slow down.** Drivers speeding on Inverness Drive, Oxford, or Semoran 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.

Inverness HOA

Dave Hemphill
Jerry Mintz
Ken Nesvik
Monica Moore
Tim Fox
Mike Krieger
David Simpson
Rock Penfold