

# Inverness Homeowners' Association

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## Board Meeting - July 24, 2018

The 2018 HOA Board met at 5:30, Tuesday, July 24 at President Dave Hemphill's home. Attendees were Dave, Tim Fox, Jerry Mintz, Kent Nesvik, Bobby Cooley, and Mike Krieger. Absent were Monica Moore, Rock Penfold, and Gene Klos.

Dave commented that he will be preparing a summer newsletter for distribution. It was noted that we are in pretty good shape in terms of dues payments, with relatively few delinquencies. Also, the frequent issue of poor lawn maintenance was not as bad this year due to pretty regular rainfall, but there are still some problem cases.

The focus of the meeting was to discuss enhancement projects for the front entrance, specifically the "Inverness" signs and the fence on Bayou Blvd. We recently completed some needed repairs to the fence for approximately \$800, but Dave said that a complete replacement of the fence would be needed in the near future. As much as 660 feet of fence (300 on the west side of the entrance and 360 on the east) might be needed at a cost of approximately \$20/foot (for wood) up to \$60/foot (for composite material). Ideas for potentially shortening the length of the fence or doing the two sides in phases were discussed. The fence topic was left for future consideration to move on to a more immediate (and hopefully affordable) issue, the repair or replacement of the Inverness signs and perhaps the associated brick walls.

The Inverness signs are definitely in need of at least being repainted; however, the attendees agreed we should give strong consideration to replacement with a more modern and durable design, up to and including painted metal letters (similar to the Birnam Woods entrance as an example). Consensus was that we need some professional consultation on design/material options. Bobby Cooley will take the lead on contacting some companies that do this type of work to get some ideas on options and costs.

It was clear from the discussion of entrance improvements that we need to pursue additional funds through an annual dues increase. The dues have been a relatively meager \$85 for some years. The Board has the authority to increase the dues up to 15% per year without a vote by the property owners. The Board supports a gradual increase in the dues through this process starting in 2019. Hopefully getting the sign project completed prior to the next annual meeting will be a good example to the HOA of the benefits of increasing dues.

The meeting adjourned at about 6:30.