

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, MAY 04, 2026

Attended by Ginny Hunt, Audrey Dyer, Bryan Mulqueen, John Bruffey, and Meg Smith over Zoom at 5pm.

Minutes from previous meeting were approved.

Financial Update

The Board reviewed treasury updates, including the successful reinvestment of a maturing certificate of deposit.

Roads and Infrastructure

The Board received an update on ongoing road maintenance and repairs. Timber improvements are in progress, and pothole repairs are scheduled using hot-mix asphalt, with alternative materials available if needed. Grading modifications on Cape Creek will also be done. Calcium chloride treatment will occur upon completion of grading modifications on Cape Creek and the pothole repair work.

The Board is considering options to improve the entrance by possibly cutting and capping existing cables and conduits at grade level to remove the unsightly infrastructure while maintaining access to the conduits.

Additional safety improvements are being considered for beach access areas, including repairs to steps, better visibility markings, and signage updates. A roads committee is being established to review safety considerations.

Marina Guidelines

A working group completed draft marina guidelines for community use. Board members will review the draft and finalize adoption shortly so the guidelines can be posted to the HOA website before the busy summer season.

Architectural Review Committee (ARC)

The ARC reported on several active property improvement requests. The Board continues to work with owners to ensure submissions meet community requirements and both BHA and MIPOA design specifications.

Property Management and Owner Records

The Board discussed ongoing efforts to update ownership records, billing information, and contact databases to ensure all owners receive communications and assessments accurately.

Community Events

Owners are invited to a community social gathering at the boathouse on **May 15**. Additional details will be shared with residents directly.

The next Board meeting is scheduled for **June 1**.

The meeting was adjourned at approximately 5:45pm.