



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, February 5, 2024

All members of the Board attended the meeting convened by Zoom at 5:00 p.m. on Monday, February 5, 2024.

- **Welcome New Members.** Audrey Dyer and Rodolphe (Rod) Barrangou were welcomed as new Members.
- **Approval of November 6, 2023 Minutes.** The minutes of the meeting of Monday, November 6, 2023, were unanimously approved.
- **Approval of December 11, 2023 Annual Meeting Minutes.** The minutes of the annual meeting of Monday, December 11, 2023, were unanimously approved.
- **Election of Officers.** The following were elected as officers.

President John York
Vice President John Bruffey
Treasurer Ginny Hunt
Secretary Alan Reyner

- **Cash Deposits/Interest.** Ginny was authorized to invest our free cash in money market or funds that would draw more interest but still be accessible on short notice.
- **Road Update.** Alan and John Y reported that we are still waiting on results from soil samples from the Geo-Tech firm as to suitability of soil cement and mixture of Portland cement. Also, Alan reached out to a second soil cement provider who was recommended by a property owner. We hope to have some firm answers regarding timing and costs this spring.
- **Marina Update.** Alan reported that we are still awaiting revised ramp plans from the engineer. Hopefully, we can get the ramp done this fall. A property owner also inquired about receiving a credit against future marina assessments since she could not use her boat while the bridges were being completed. It was pointed out that the bridges were not able to be used for only 10 days and this property owner still got to use the storage lot throughout the year for her boat. The ramp, although not great, was and is usable as two property owners continually launched their boats all during the year except for the 10 days. Karen was asked to explain this to the Property Owner.
- **Ford Truck and Kayak Launcher.** John Y was going to discuss with Norm the disposal of the Truck. Alan was authorized to sign over the title to Norm or his designee. John Y was going to look into procuring a kayak launcher.

- **Board Meeting Format Private vs Public.** It was unanimously decided the Board Meetings should remain private but periodically we would allot some time for property owners to make comments or suggestions at meetings. It was pointed out that we are a small community, and all property owners know Board Members, so they have and always have had their representative Board Member/Friends available for their concerns and questions.
- **Road Impact Fee.** New construction will pay a \$2.00 per heated square foot payment to help defray road costs. For more than a decade our fee has been \$1/HSF and given rising costs of repairing/maintaining the road, the board felt an increase was long overdue.
- **Rental Accommodation Tax.** A property owner had suggested we might impose a tax similar to the Village 8% on rental income of homes. John B pointed out that we are not a municipality and don't have authority to tax. As an aside we could probably do it with an amendment to the Covenants but at this time it was felt there is no compelling need to do this now.
- **Communications and Website.** It was decided that draft minutes would be approved and posted after each meeting on a revised/update website as opposed to waiting for approval at the next meeting. It was decided to spend initially up to \$2,000 with Amy who has worked with Audrey on the revised website and it will likely require login from property owners enabling privacy. Alan and Rod will assist as needed. Finally, it was decided that for privacy and security reasons email addresses would not be given out.
- **ARC guideline updates.** Audrey reported BHA has streamlined their ARC guidelines. Audrey and John Y will try to get them to allow us to adopt their streamlined guidelines with the exceptions provided in our covenants. Audrey will provide language on website for keys. In addition Chuck Pardee in his welcome letter to property Owners provides guidance and costs for new owners in procuring keys.
- **Cape Fear Marathon** The Board approved allowing a run from the entrance around the loop on Dogwood on Middle Island the last weekend in October.
- **Adjournment.** There being no further business, the meeting was adjourned at approximately 7:15p.m.