

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, July 6th, 2026

Attended by Ginny Hunt, Rod Barrangou, Gary Melchionni, Bryan Mulqueen, John Bruffey, Meg Smith over Zoom at 5pm.

The Board approved the minutes from the previous meeting and noted that meeting minutes and additional association documents have been updated and posted to the website.

Financial & Maintenance Update

The Board reviewed recent expenditures related to maintenance and road improvements. Gravel road grading has been completed, allowing for improved drainage before the application of calcium chloride for dust control. The Board discussed lessons learned from this year's scheduling and application process, noting that costs came in well below budget and that additional treatment may be possible later this year if needed.

Road repairs, including pothole maintenance, continue to perform well, though some areas may require minor follow-up work. The Board also discussed ongoing drainage maintenance, emphasizing the importance of keeping drainage inlets clear to ensure the system functions as effectively as possible during heavy rainfall.

Marina Update

The Board discussed marina usage and updated guidelines intended to encourage active use of boat slips rather than long-term storage. Homeowners were reminded that boats should be removed from the marina during hurricane season, and owners remain responsible for any damage caused by their vessels.

Additional marina topics included security improvements to the gate, continued planning for future marina enhancements, and making updated marina guidelines available to homeowners.

Architectural Review Committee (ARC)

The Board received a positive update on its ongoing collaboration with the Bald Head Association's Architectural Review Committee. Communication between the organizations continues to improve, helping streamline the architectural review process while maintaining the Association's oversight responsibilities.

Entrance Improvements

Landscaping at the community entrance has been completed, with irrigation installation planned as the final step. Minor cleanup of exposed conduit near the entrance was also discussed.

Conservation Property Discussion

The Board discussed an inquiry from Peter Quinn regarding undeveloped properties and the possibility of future conservation efforts. The discussion centered on gathering additional information about the proposal, understanding any potential impacts on Middle Island, and ensuring that any future discussions remain consistent with the Association's covenants and property rights. No action was taken, and additional information will be requested before any further consideration.

The next Board meeting is scheduled for **Monday, August 3**. The meeting adjourned at approximately **6:08 p.m.**