



**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS,  
MONDAY MAY 19, 2025**

All Members attended the Board meeting convened by Zoom from 5:30 – 7:05p.m. on Monday, May 19, 2025.

- **Minutes of April 14, 2025.** The minutes of April 14, 2025, were unanimously approved.
- **Financial Report.** John Y reported all annual assessments except for one property owner have been collected as of May 19th, 2025. The owner of that property is on an extended trip and check is in route. He indicated the Marina will provide close to \$25,000 in Revenue this year and there are two or three additional Property Owners who have expressed an interest in purchasing a boat in the future. John indicated it looks like the costs of maintaining our Gravel Roads, Canopy and clearing of right of way in today's dollars will average around \$50,000/ year. He indicated we are in a good cash position and absent major unforeseen expenses we are on track to be within budget this year.
- **Update on Canopy and Roads.** Canopy clearing and road shoulder trimming are completed with the exception that we have 3 or 4 limbs that still catch the large Club Truck. Greg Braswell has done an outstanding job on this project. This will help in many respects, not the least of which allows full access to emergency vehicles. Greg Braswell and Ginny will coordinate with the Village for a "final pass through" and will get confirmation in writing that we meet Village standards.

Norm has completed working on roads and current indications are they look good and have held up well after latest two" rain fall. Calcium Chloride was applied on the Gravel Roads Monday May 19<sup>th</sup>. Thank you, John York, and Greg Braswell, for supervising this Project. Just an additional reminder to all Property Owners. If you drive on the Gravel Roads after a CaCl application, please wash the underside of your cart.

Ginny will get Mon Frere Landscaping to give us a design plan for our entranceway. The board is also looking at other options for our routine maintenance help improve the overall appearance of MI. The Tractor needs

routine maintenance, oil filters etc. and John York indicated Norm could do it for us.

- **Marina and Conservancy Request to use the Ramp.** We are still hoping for two more bids on the ramp. The Conservancy asked if they could use our ramp to launch their new seventeen-foot boat. It was pointed out they have access to the ramp at Bald Head Creek and that there is a Deed Restriction placed by Charlie restricting the Marina and Ramp's usage to just the Middle Island Property Owners. The Marina and it's Boat Storage Lot are close to capacity. Considering that the Board feels they have a duty to the Property Owners to maintain the Docks and Ramp for the Property Owners, the decision was unanimous that our obligations and duties are to our Property Owners and the request should be denied. Ginny will respond to Chris and Beth of the Conservancy on this issue.
- **Website and ARC.** Audrey and Ginny reported that Ami, who does the heavy lifting for our website, is moving to England but will continue to keep us as a client. Audrey indicated things are somewhat slow with ARC. There is one house that has completed the Review process and will commence construction when the owners are ready. Finally, a property Owner wants us to allow them to store a boat at home. The concern is whether it will be properly screened. Further info is needed, and we will reach out to the Property Owners.
- **Adjournment.** There being no further business, the meeting was adjourned at 7:05p.m.