



**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS,  
WEDNESDAY MARCH 19, 2025**

All Board Members attended the Board meeting convened by Zoom from 5:00 – 6:40p.m. on Wednesday, March 19, 2025.

- **Minutes of February 10, 2025.** The minutes of Monday February 10, 2025, were unanimously approved.
- **Financial Report.** Ginny reported all annual assessments except for eight property owners have been collected as of March 18. She also reported that the CD is now approaching \$290,000.00 and has recently been rolled over for 5 months at 3.6% interest.
- **Update on Canopy and Roads.** Canopy clearing and road shoulder trimming are almost completed. Greg Braswell has been using Brian Young for this work. The Board is very appreciative of Greg's efforts. Norm is working on roads but has been slowed down due to recent downpour of 4" of rain. Norm should complete the work on Dogwood Ridge in the next few weeks. It was decided with one dissent to cut the large limb on the large oak at the western end of Dogwood Ridge at Cape Creek. The Board concluded this is necessary per Public Safety's requirements for clearance for fire trucks. Furthermore, with various trucks (including a fire truck) damaging the limb or being damaged by the limb, it was decided that from both a safety standpoint and for the preservation of the tree moving forward that this is the prudent route to take. Ginny has spoken with the arborist, and he is comfortable that the tree will be fine with the limb removed. Discussion was had about after cutting the limb preserving this limb and curing it for a couple of years and then allowing property owners who so desire to get sections for wood working use for furniture mugs, or ornaments.
- **Grills and Fire Pits.** Audrey mentioned the dangers of improper use of Charcoal or wood burning Grills. It was decided because of a recent fire due to embers from a charcoal grill to remind property owners and renters via the MIPOA website of the Village Ordinance concerning grills, firepits and open fires. Ginny will see to it that the Village Ordinance pertaining to these matters is posted.

- **ARC Report.** Audrey reported we have two more ARC submittals, both on Cape Creek that are nearing final approval plus one with a color change.
- **Capel Property.** A Property Owner had inquired about the Capel Property of which approximately two-thirds was recently sold. John Bruffey pointed out the new Owner knows and has always known that this property is subject to Middle Island Covenants just like all other Lots on Middle Island.
- **Adjournment.** There being no further business, the meeting was adjourned at 6:40 p.m.