

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, February 9, 2026

Attended by Ginny Hunt, Audrey Dyer, Rod Barrangou, Gary Melchionni, and Meg Smith over Zoom at 5pm.

• Financial Update

The Board reviewed current financials and year-end performance. The proposed budget was approved at the Annual Meeting December 14, 2025, and the Association finished in line with projections. Cash reserves are currently down approximately \$140,000, primarily due to marina-related expenses and recent road work. While cash balances are lower, the Association remains financially stable.

A Certificate of Deposit (CD) matures in April. The Board will evaluate cash flow needs at that time to determine whether to reinvest. Because there is a limited window to act upon maturity, this item will be closely monitored.

The Board also began discussing long-term financial management. The Board is exploring the potential use of an outside HOA management/ accounting firm to ensure continuity and to evaluate whether adjustments to our current fund accounting structure (as required by our bylaws) may be beneficial. Further research is underway.

• Road Maintenance & Improvements

Road conditions remain a top priority and represent one of the Association's largest budget items.

Pothole Repairs on East Beach Drive:

Cold patch repairs will be completed promptly to prevent cart damage. Timing will be confirmed to ensure optimal weather conditions. Motion to complete pot hole filling confirmed with full yes vote.

Cape Creek Road Drainage:

Four drainage areas require attention to improve water runoff and prevent deterioration. Estimated cost is approximately \$20,000. The Board is carefully evaluating potential erosion impacts, particularly near marsh-adjacent areas, and will consult engineering input before proceeding.

Calcium Chloride Treatments:

Historically applied once annually, the Board is evaluating whether twice-yearly treatment or doubling the amount of the annual treatment may better preserve road conditions. Additional input and quotes are being gathered before making a final decision. The Roads Committee will continue working closely with contractors and advisors to prioritize both durability and environmental sensitivity.

• Landscaping & Grounds

Landscaping is another significant operating expense.

The Board approved consolidating general landscaping services under a single provider. This approach is expected to improve consistency and efficiency.

Additional actions:

- Installation of landscape timbers at the entrance to help reduce erosion and improve appearance (approved).
- Homeowners will be contacted regarding mulch runoff concerns that may be contributing to drainage issues. The Board will provide guidance and recommendations to help mitigate impacts.

• **Architectural Review Committee (ARC) Update**

There are currently three homes under construction (Lots 51, 59, and 75), with one additional project (3 Dogwood Ridge) approved and preparing to begin.

Over the past three years, more than ten homes have been approved. The Board remains focused on balancing development activity with road preservation, emergency access, and minimizing disruption to residents. The ARC and Roads Committee are coordinating to ensure construction traffic does not impede emergency vehicles.

• **Community Communications**

The Board is working to improve communication systems, including:

- Refreshing the website with updated contact information
- Evaluating options for community-wide email communications
- Reviewing how best to maintain and share the homeowner roster

Homeowners are encouraged to use the general Association email for suggestions and feedback.

• **Committees & Governance**

The Board confirmed officer roles and committee assignments and will continue meeting at 5:00 PM on the first of each month via Zoom.

Ginny Hunt - President

John Bruffey - Vice President

Meg Smith - Secretary

Rod Barrangou - Treasurer

Committees

Finance - Ginny Hunt and Rod Barrangou

ARC - Meg will join, Brian Johnson, Greg Braswell and Audrey, meets 4th Friday of month

Marina - Bryan Mulqueen, Allen Reyner, Ian McCormick

Entrance - Karen, Gary Melchionni, Nancy Easterling

Roads - Bryan Mulqueen, John Bruffey and Greg Braswell

Communications - Audrey Dyer and Ginny Hunt

• **Adjournment**

The meeting was adjourned at approximately 6:30 pm.