

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, March 9, 2026

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

Minutes from previous meeting were approved.

- **Financial Update**

The Board reviewed the current financials and confirmed that taxes have been filed. The Board also discussed a certificate of deposit that will mature later this year. The Board also discussed potentially engaging CAMS as a management company to assist with financial management and will review associated costs.

- **Road Maintenance**

- Pothole repairs will begin once weather conditions stabilize.
- Replacement of railroad ties is expected within the next 2–3 weeks.
- The Board approved the grading work along Cape Creek Drive to address erosion and improve drainage. The work will add material rather than remove it and will not disturb marsh grass to address erosion concerns.
- The contractor will also provide a quote for calcium chloride application to reduce road dust; this treatment is planned twice per year but will occur after grading work is completed.

- **Drainage**

A clogged drain at the East Beach Drive lake was cleared after mulch buildup. The contractor will continue to monitor and clear the drain as needed following storms.

- **Road Condition Planning**

The Board discussed areas where road conditions are beginning to deteriorate and the potential need for future repairs, including improvements to the sub-base and asphalt in affected sections.

- **Entrance and Signage**

Landscaping improvements at the entrance will begin next month, with additional planting scheduled for May. The Board will also address maintenance issues including a leaning speed limit sign, relocation of a stop sign, and improvements to the appearance of an electrical box near the entrance.

- **Architectural Review Committee (ARC) Updates**

- Several homes are currently under construction or moving toward construction approval.
- Website will be updated to reflect the increased ARC review fee.
- The Board also discussed revisiting the impact fee structure and construction deposit policies to help offset road maintenance costs.

- **Community Communication**

The Board expressed the desire to improve communication with homeowners and discussed sharing meeting summaries more regularly. The community website and mailing list will continue to be used for updates.

- **Marina Use Guidelines**

Alan and Bryan will work on developing guidelines for marina usage.

- **Traffic Safety**

Concerns were raised about the narrow section of Cape Creek Drive between the Dogwood intersections. The Board will explore options to improve safety, including limiting certain vehicle access, routing traffic differently, or working with Public Safety to monitor the area.

- **Adjournment**

The meeting was adjourned at approximately 6:30 pm.