



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, JUNE 3, 2024

All Board Members attended the Board meeting convened by Zoom at 5:00 p.m. on Monday, June 3, 2024.

- **May 6, 2024, Minutes.** John York noted the minutes of the meeting of Monday, May 6, had been previously approved and posted on the web site and they are now formally approved.

Update on Website. Audrey reported the work on the website was progressing nicely and hopefully should be in final shape shortly. The website improvements and timely posting of minutes will facilitate an enhanced gateway for communications with the MI community. It was decided we would all review the proposed website and once comments are received it would be activated but caveated as a “Work in Progress.” The new website can be accessed at middleisland.org. Karen noted that the terms of the Board Members should be posted, and she agreed to provide that info to Audrey.

- **Financial Report.** Ginny reported that all dues have been collected and that a 7-month CD for \$275,000 was secured.
- **Road Update.** John Y went through the scope of work on the current Road Project. He indicated it should be finished by the middle of June. Regarding increased dust issues: once the repaired road is watered, the dust should be reduced. If not, another Calcium Chloride treatment will be ordered. John said this is just a stop gap measure as the roads really needed professional attention.
- **Erosion Bald Head Creek Near Floating Dock.** The creek is eating into the pathway to the floating dock. The Cama Rep has been on site and the permit was granted and Ingram Land services has been engaged to fix it with rip rap. They will fix it while doing road work. Norm has already positioned the rip rap to repair the “scour” which is eating into our pathway at the floating dock. Expect it will be completed in June.
- **ARC Committee.** Audrey reported things are busy with new homes either under construction or coming online. She indicated there is a request for variance for Lot 844 primarily as to the size of the overhang of some of the Eaves and Rakes. The variance was unanimously approved.

- **Bald Head Creek Kayak Racks and Picnic Table.** John Y had purchased and barged over materials for the Kayak Racks (for a total of six and possibly twelve if doubled up) on Bald Head Creek area adjacent to the floating dock. Building and installation has been completed and a “First Come First Served” e-blast sent to the Property Owners. Audrey will post on website that users are free to “Double Up” when feasible by having 2 Kayaks on each arm of the racks. A Picnic Table was authorized to be purchased for the Floating Dock area with the idea that later one will be added to the Marina.
- **Stop Signs.** Karen reported Public Works gave us \$800.00 of Stop Signs free and she will oversee their placement. These signs have been repeatedly vandalized or removed, thus we will be securing using cement in coming months.
- **Rental Property Guidelines.** With homes on Middle Island becoming larger there is concern about large groups renting homes for weddings, vacations etc. For now, nothing has been decided but the Board feels it needs to monitor the situation to ensure we keep a quiet and tranquil environment on Middle Island. As more homes are being constructed in Middle Island, we are seeing an increase in rental properties. Property managers are the primary interface between the property owner and their renters. We have posted rental property guidelines on the Homepage of our middleisland.org website. We will add to or revise as necessary.
- **Middle Island Marina Users Group Meeting Update.** Alan reported an update on the users group meeting. We are now in Hurricane Season and if the forecasters are correct this will be a highly active season. The board unanimously supported the reminder from the group that all Marina users remove their boats from the slips prior to the arrival of a “Named Storm.” Not only is this best for your boat but it helps protect our Marina. Slips loaded with Boats can cause a lot of damage. We have followed this practice every year during Hurricane Season.
- **Road Committee.** It was decided to add Greg Braswell to the road committee with primary responsibility to keep an eye out for canopy and right of way maintenance as well as keeping an eye out for problem areas or areas that need attention. He would report to John Y who would then relay info to Brian Young or Ingram Land Services.
- **Adjournment.** There being no further business, the meeting was adjourned at approximately 7:00 p.m.