



## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS THURSDAY, NOVEMBER 7, 2024

All Board Members attended the Board meeting convened by Zoom from 5:00 – 6:50 p.m. on Thursday, November 7, 2024.

- **October 3, 2024, Minutes.** John York noted the minutes of the meeting of Thursday, November 7, had been previously approved and posted on the web site and they are now formally approved. As noted below, the discussion concerning raising the impact fee for new construction to \$3.00 per heated square foot was formally approved at the November 7 meeting.
- **Update on Canopy.** Greg Braswell of the Roads Committee joined and gave us an update. Bottom line. Canopy clearing and road shoulder trimming are proceeding nicely. Should be finished in a month. When complete fire and public safety will have better access to Middle Island and the Club should have no problem making deliveries to residents of household furnishings and the like. The Board was very appreciative of Greg's efforts on behalf of the Property Owners.
- **Presentation by Smith Island Land Trust.** Katie Chatas and Jim Brown of SILT joined the call and made a presentation to the Board about preserving land on Middle Island, They mentioned of the twenty-nine parcels of the most desirable land on Bald Head, which SILT wishes to protect twenty-two of the Parcels are on Middle Island. The board found the benefits, whether tax or privacy benefits, to be highly informative and Katie and Jim to make a similar presentation at our upcoming Annual Meeting.
- **Beach Access.** John showed pictures of Beach access, and it was decided that David Cortes should look at it and make recommendations. It was noted it is a very dynamic situation and changes every 6 months or so. Aside from Rod whose home overlooks it two other Board Members have Beach accesses, and they mentioned the accumulation and shift of sand is constantly changing. Rod also sent new pictures illustrating the ever-changing contours and agreed to discuss this issue with the property owner who brought this issue to the forefront.
- **Update on ARC.** Audrey reported that the Middle Island ARC has a lot of activity with some four homes either under construction or about to begin construction. They are 8 East Beach (almost complete, as occupancy permit request forthcoming), 44, 59 and 75 Cape Creek. In addition, the Board formally approved the impact fee increase for projects submitted after October 3, 2024, from \$2.00 to \$3.00 per heated square foot. Audrey reported the change has been noted on web site.
- **Financial Report.** Ginny reviewed Proposed Budget including Reserves for upcoming year and after discussion it was approved to be sent to the Property Owners,

- **24 East Beach** It was noted 24 East Beach has had a lot of activity and is not in a neat and orderly fashion and it may be occupied at night. There are as many as four carts there most of the time. We will reach out to the owners.
- **Marina Ramp Update and Kayak Launcher.** Alan reported we have one bid for the Ramp and are expecting another in the coming weeks. A third contractor has been contacted but has not responded. Alan has discussed with Norm about the delivery and installation of the Kayak launcher. Norm is fine with having it delivered to him, and he will put it on one of his trucks and bring it over. Hopefully more details as to timing and delivery will be forthcoming by the time of the Annual meeting.
- **Request for Tree Naming.** We received an email request from the Conservancy to consider naming the specimen Oak at the Corner of Dogwood Ridge (west end) and Cape Creek Road. We were told the unnamed person has contributed to many things Bald Head Island, including helping with MI. The Board respectfully decided against the request as the individual has not been a MI property owner.
- **Adjournment.** There being no further business, the meeting was adjourned at 6:50 p.m.