



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, JANUARY 20, 2025

All Board Members attended the Board meeting convened by Zoom from 5:00 – 7:00 p.m. on Monday, January 20, 2025.

- **December 16, 2024, Annual Meeting Minutes.** John York noted the minutes of the annual meeting of Monday, December 16, had been previously approved and should be posted with a few clarifying changes on the web site and they are now formally approved.
- **Officer Slate.** John York proposed the following slate of Officers. President-Ginny Hunt; Vice-President John Bruffey; Co-Treasurers John York and Ginny Hunt; Secretary Alan Reyner. The slate was unanimously approved.
- **Update on Canopy and Roads.** Greg Braswell of the Roads Committee joined and gave us an update. Bottom line. Canopy clearing and road shoulder trimming are proceeding nicely. Brian Young should start in the next couple of weeks beginning with the canopy from the westward intersection of Dogwood Ridge and Cape Creek to the turnaround where the last home is located on Cape Creek. The Club Truck has been having difficulty getting down Cape Creek between the two Dogwood Ridge intersections. John York suggested for now we divert the Club Truck, which is the biggest truck on the island down Dogwood Ridge. All agreed and Greg will discuss it with the Club Manager.

Greg also mentioned he felt we should put Bollards or fencing around the large oak at the western intersection of Dogwood Ridge and Cape Creek. He suggested coming off the northern side of Cape Creek Road, some ten feet heading West with Bollards for 50-75 feet from the intersection with Dogwood Ridge and then round the corner onto Dogwood Ridge with the Bollards in the same manner. This would improve both the safety around this turn and direct large vehicle traffic away from the large oak. Reflectors will of course be placed on the Bollards. Greg will look further into it with the Village. The Board was very appreciative of Greg's efforts on behalf of the Property Owners.

Greg reported Ingram Land Services is on schedule to begin Phase 2 of ripping and contouring the gravel road. This will start in a few weeks and will improve drainage on Dogwood and the stretch that eroded during recent storm past 57 CCR to the turnaround at 61 CCR. Greg also confirmed the scope of Ingram Services for regular road maintenance (blading and edges) is once per month and as needed after storms. In addition, John York noted that for general maintenance, Norm is budgeted 1.5 visits per month plus several loads of gravel.

- **Update on ARC.** Audrey reported that the Middle Island ARC has three homes under construction with one additional home approved and ready to go. In addition, one home is about to begin the review process. There have been complaints about one contractor of one of the

homes under construction not effectively using lay-down areas on the lot and creating an unsightly mess. Audrey noted it and will take steps to make sure the contractor does a better job of utilizing lay-down areas on the lot.

- **Financial Report.** Ginny mentioned dues letters were being sent out and that our CD was coming due in the next couple of months and that she would renew it. Finally, the Board approved that Ginny could realign the Reserve accounts and coordinate the realignment with Chuck Pardee.
- **Beach Access.** John had a quote for elevating the platform on beach access and extending stairs for \$9,900. He wanted to discuss it in more detail with the owner of the company and receive a plan or sketch of the contemplated work.
- **Kayak Launcher.** John reported Alan had been in touch with Kayak Launcher Company, check was mailed and unit would be delivered to Ingram Land Services and Norm would bring it to the island and install it.
- **Marina Ramp Update.** Alan reported we have one bid for the Ramp and are expecting at least one other bid and perhaps a third bid.
- **Adjournment.** There being no further business, the meeting was adjourned at 7:00 p.m.