

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, August 3rd 2026

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

Guests - Chris Shank (BHIC), Peter Quinn, Beth Darrow (BHIC), Aidan H (BHIC), Jennifer Wiggen (BHIC)

The Board approved the minutes from the previous meeting.

Conservation Proposal

The Board received a presentation from representatives of a proposed conservation initiative involving undeveloped properties by the Ibis Sanctuary.

The presenters outlined a concept to preserve undeveloped parcels as protected natural land for conservation, education, and research. The proposal envisions maintaining the property in its natural state with limited passive recreational use, such as walking trails and a viewing platform. Acquisition of the properties would rely on grants and private donations, with ownership anticipated to be held by a BHIC.

Board discussion included:

- Potential impacts on traffic, road usage, and marina access.
- Possible relocation of the entrance gate and the addition of a second gate near the marina.
- Public versus private access, operating hours, and long-term management of the preserve.
- Responsibility for maintenance, trail upkeep, and enforcement.
- Effects on association roads, covenants, and tax revenue.
- Compatibility with existing conservation areas, including the Ibis Sanctuary.

The Board emphasized the need for additional information regarding access, governance, maintenance responsibilities, and Middle Island community impacts before considering any formal action.

The presenters requested continued discussion and encouraged the Board to solicit homeowner feedback. The Board agreed that a Middle Island community survey would be beneficial. Bryan and Ginny will work with the presenters on developing the survey and evaluating issues related to road and marina access.

Financial and Administrative Update

- The Association continues to address an IRS notice indicating a tax filing delinquency believed to be in error.

- Efforts to resolve the matter directly with the IRS are ongoing. If necessary, the Association may seek legal or tax advocate assistance.
- The Board agreed to continue documenting communications with the IRS.
- The Board also discussed future administrative support and long-term planning for association management.

Roads and Maintenance

- Calcium chloride application has been completed.
- Roadside trimming has been completed.
- Drainage maintenance is needed, including cleaning a drain and addressing erosion near the Access 42 parking area.
- A cracked metal plate cover was identified and will be followed up with the Village.

Architectural Review Committee (ARC)

The Board discussed that the coordination between the Bald Head Island Association and Middle Island Architectural Review Committee has been productive and is continuing to progress positively. The Board also discussed enforcement responsibilities related to architectural matters.

The next Board meeting is scheduled for **August 31**. The meeting adjourned at approximately **6:31 p.m.**