

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, September 28, 2026

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

Minutes from previous meeting approved.

Treasury

The Board reviewed the current financials. Marina assessments are higher than projected, while road maintenance is ahead of budget. Repairs, maintenance, and landscaping expenditures are behind projections. The Board discussed the need for clearer cost breakdowns between road maintenance and landscaping.

The Board will finalize the 2027 budget in time for the annual mailing. Additional information on road maintenance costs is expected within approximately two weeks. The Board also discussed the timing of engineering work at the Marina and the possibility of extending the permit.

The IRS has requested additional time to investigate the outstanding matter. The Board discussed the possibility of establishing a reserve in anticipation of potential costs.

Landscaping and Maintenance

The Board agreed to separate landscaping from the existing maintenance contract. The landscaping work will continue at the previously agreed-upon flat rate.

The Board discussed establishing simple written agreements with vendors outlining scope of work, invoicing, and indemnification, while allowing appropriate flexibility.

Entrance landscaping: The Board confirmed that the property outside the entrance fence is association-owned and should be maintained. The landscaping installation may be subject to a one-year warranty through the provider. The Board discussed replacing plants that did not survive, with additional planting next year. Ongoing weed control and maintenance will also be needed. The Board will investigate the necessity of continued irrigation and whether the mulch installation is contributing to weed growth.

Roads: The Board discussed a similar approach to road grading and maintenance, emphasizing the need to retain road material and plan for increased maintenance near the Marina as traffic grows.

Architectural Review Committee (ARC)

The Board discussed ongoing ARC matters and potential legal guidance regarding BHA's continued involvement. The MIARC plans to meet and review open cases a few days before the scheduled meetings with BHA.

Marina

The Board discussed purchasing a cellular-based remote camera system, to monitor available slips. The Board approved the camera system. Integrating availability information into the association website may be considered as a second phase.

The Board confirmed that the existing communication process will remain in place. If demand exceeds capacity, the current procedure of drawing straws will be used. Members may also display a flag to indicate that they are using a slip.

Board Nominations

Two candidate biographies have been received. Biographies are due by October 5.

Website Updates

The Board discussed the difficulty of maintaining the current website and the need for an updated, more user-friendly format. The possibility of hiring someone to redesign and maintain the website was raised. The Board will seek recommendations at the Annual Meeting and consider posting a notice at the Post Office or on the board near the Marina. An association email address will be included in the notice.

Miscellaneous

The Board discussed needed repairs to the fire truck structure. The owner of the structure has not yet been confirmed. The Board will determine ownership and identify responsibility for repairs.

Upcoming Meetings

- **Annual Meeting:** Sunday, December 6
- **Next Board Meeting:** October 19 (originally scheduled for October 26th)

The meeting adjourned at approximately 6:22 p.m.