



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, MONDAY August 4, 2025

All Members except for Rod attended the Board meeting convened by Zoom from 5:00 – 6:35p.m. on Monday, August 4, 2025.

- **Minutes of July 7, 2025.** The minutes of July 7, 2025, were approved.
- **Racquet and Pool Club Property.** Ginny reported the Toledo's responded favorably to Ginny to set up a meeting concerning the condition of the Racquet and Pool Club Property and related matters.
- **Ramp and Boaters Group.** John Y shared on the screen five bids for the ramp. He and Alan discussed that much of the cost was reserved for and we would anticipate going forward netting on average \$25,000 each year after operating expenses from Marina fees so the ramp should be paid for within 6-7 years. The Board voted to accept the lowest Bid (Vote 5 in favor and 1 against) and proceed once a contract is entered into. The Boaters are in the process of producing guidelines for Board consideration for Marina usage. The Marina on peak weekends is effectively at capacity and a fair and equitable policy on usage needs to be implemented. The Boaters Group is acting in an advisory capacity and understand ultimately the Board has final say on these matters.
- **Update on Canopy and Roads.** Canopy clearing and road shoulder trimming are completed. Packages can now be delivered to residences on Cape Creek and Dogwood. John Y will do email to Property Owners notifying them about availability of packages from Club as well as we now comply with Public Safety requirements. Audrey and Karen will do a special write up about Gregg's efforts in ramrodding this project.
- **Entrance Committee.** Ginny, Karen, and Nancy Easterling have been working on a plan to enhance the Middle Island Entrance Way. John Y shared a Schematic with the board showing a variety of native drought proof Coastal plants which looked very appealing. This included Sea Oats, Switch Grass, Coreopsis, and Muhley Grass as well as the existing Salvia. These would only require water for the first couple months after planting in winter or spring. In addition, the Committee will probably add some driftwood and landscape Timbers to the

Entrance Way.

- **Architectural Review.** Audrey reported we are having problems, especially on East Beach Drive with property owners mulch washing over onto road and in the case of East Beach Drive clogging up drains. Landscaping ties are highly effective in alleviating this problem. Audrey will emphasize this with the various property owners and landscapers. John Y asked how ARC could have approved the recent 14' retaining wall on a recently cleared Lot on Cape Creek Road. Karen raised the issue that Property owners are not locking the Beach Access Gate and asked that this be conveyed to property owners via e-blast and/or Web Site.
- **Adjournment.** There being no further business, the meeting was adjourned at 6:35p.m.