



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, MONDAY OCTOBER 6, 2025

All Members except John York attended the Board meeting convened by Zoom from 5:00 – 5:50p.m. on Monday, October 6, 2025.

- **Minutes of September 8th, 2025.** The minutes of September 8th, 2025, were approved.
- **Annual Meeting and Budget Meeting.** The Annual Meeting and Budget Meeting will be by zoom at 5:00 pm on December 14th. More information to follow around the first week of November.
- **Nominating Committee.** Rod Barrangou was appointed Chair of the Nominating Committee along with John Bruffey and Greg Braswell. The Board decided that all property owners that wish to run for the Board (three seats are available) will be placed on the Ballot if they send their names and a Bio or Statement to alanreyner@gmail.com by October 15th.
- **Treasurer's Report.** In John York's absence Ginny briefly went over the third quarter financial statements which were just received. Alan had a question on one item that Ginny was waiting for a response from Chuck Pardee. The CD has matured, and we are hoping to put some money out at higher interest but have had difficulty coordinating with the Bank.
- **Entrance To Middle Island.** The Board approved and Ginny was authorized to sign a contract with Mon Freres for \$6,480.00 for a newly designed entranceway with drip irrigation. The Board was excited about this improvement and Mon Freres has already started the project. Thanks to Karen, Ginny, and Nancy Easterling.
- **Ramp.** Alan explained we have signed a contract with a performance bond and weather and logistics permitting should start in November and hopefully finish within 6 weeks of commencement. Work cannot begin before this time due to the area being a nursery ground for oysters. Pre-construction meetings are to be arranged and permits obtained as required over the coming weeks.

- **ARC Report.** Audrey reported we have activity at 44, 51, 59 and 75 Cape Creek. 6 East Beach has been approved, and 3 Dogwood Ridge is pending approval. Will still needs additional trimming for Ladder Truck and Audrey pointed out that she and Greg need to be more pro-active in managing construction traffic and parking of construction vehicles, especially as to 3 Dogwood Ridge Lane which is on a curve.
- **Ropes and Posts at Marina Turnaround and at Last Completed House Turnaround.** Ian McCormick and Doug Larsen will install in late October the ropes and posts and no parking signs at the turnaround at Lot 61 and at the Marina Gate. This should help alleviate some of the problems of construction traffic as well as help secure the Sanctuary area from unauthorized visitors.
- **Website.** Ginny reported that our website coordinator who moved overseas is back in business and up to date with us so for now all is good on that front.
- **Next Meeting and Adjournment.** Next meeting at 5:00pm on Monday November 3rd. There being no further business, the meeting was adjourned at 5:50 p.m.