



## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS THURSDAY, OCTOBER 3, 2024

All Board Members attended the Board meeting convened by Zoom from 4:00 – 6:00 p.m. on Thursday, October 3, 2024.

- **August 5, 2024, Minutes.** John York noted the minutes of the meeting of Monday, August 5, had been previously approved and posted on the web site and they are now formally approved.
- **Update on ARC.** Audrey reported that the Middle Island ARC has a lot of activity with some 7 or 8 projects ongoing and or in the planning or submittal phase. 8 East Beach is close to finished; 44 Cape Creek is starting Construction, and 59 Cape Creek is well underway with foundation and framing. 53 and 75 Cape Creek have completed final review and impact/construction fees/deposits have been collected. Lot 46 Cape Creek and 6 East Beach are under draft review. Audrey also mentioned the heavy construction traffic is placing a heavy toll on our roads. She recommended raising the impact fee to \$3.00 per heated square foot effective for new ARC submittals after October 3, 2024. Properties already in the ARC queue or construction process are grandfathered at \$2.00/HSF.
- **Financial Report.** Ginny reported financials are in good shape. Roadwork/landscaping remains the bulk of our yearly expenses. We are estimating for 2025 about \$40,000 for canopy and related landscaping and \$25,000- \$30,000 for Roadwork. Ingram Land services is now managing roadwork maintenance. Brian Young lost several carts due to flooding and is offering a 20% discount to his customers if they advance him funds to purchase carts to stay in business. The Board unanimously voted to advance him \$10,000. John York reported the trimming and shaping of the Canopy is progressing nicely thanks to Greg Braswell's efforts.
- **Marina.** Alan reported we have one bid for the Ramp and are expecting another and he will reach out to a third provider as well. Alan and John mentioned that the Marina appears to have withstood the recent storms and from indications from others (neither of them have personally inspected the Marina) the Marina is in good shape. Unfortunately, during the past storm a boat was left in the Marina and the bilge failed and the boat capsized and was lost. It has been towed away for salvage. Alan suggested that we need to go to licensing agreements with indemnification provisions for damage to our docks for Marina users. This was approved without objection and Alan and John Bruffey will work on appropriate agreements.
- **Board Elections and Annual Meetings.** Ginny and John Bruffey are up for reelection and the Board unanimously agreed to nominate them for an additional 3-year term. The Board also set Monday December 16<sup>th</sup> at 5:00 PM via zoom for the annual and budget meetings. It was pointed out that the budget meeting should be held by December 15<sup>th</sup> of each year, but Karen pointed out since the 15<sup>th</sup> falls on a Sunday, we will do it on Monday. This date also allows all Board

members to attend.

- **Racquet and Swim Club.** There have been complaints by several Property Owners about the appearance and activity surrounding the Racquet and Swim Club. It was unanimously agreed the Board will investigate and reach out to the owners and respond appropriately if necessary.
- **Adjournment.** There being no further business, the meeting was adjourned at 6:10 p.m.