

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, August 31st 2026

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

The Board approved the minutes from the previous meeting.

Treasury

The Board reported that there has been no further update from the IRS regarding the association's outstanding matter. All required steps have been completed on the association's end. There was no material update to the current budget.

Conservation Project

In follow up to the MIPOA August 3 meeting discussion, MIPOA board representatives scheduled a meeting with BHIC and the Town of Bald Head on the subject of the proposed MI conservation project. The meeting purpose was intended to gain a better understanding of the BHIC/Town Conservation initiative surrounding the lots adjacent to the Ibis Sanctuary such that a project description/project summary could be developed by BHIC. This summary was to be reviewed by the MIPOA board for clarity and completeness, after which it would have been made available to MI Property owners for comment. Prior to the meeting occurring, the lots in question went under contract (by a developer) making any further conservation initiative conversation by BHIC/Town of Bald Head/MIPOA no longer viable.

Roads & Maintenance

The Board is working to develop a comprehensive list of road maintenance and improvement priorities for 2027.

Recent rains have resulted in several potholes, and the Board will follow up on repairs. The condition of the road toward the end of East Beach Drive was also discussed, including the possibility of additional cutting, grading, and cleanup.

The Board will also conduct a cost-benefit analysis of sealing East Beach Drive. Calcium chloride continues to be used for dust abatement on Cape Creek Road, although its effectiveness and timing have been affected by weather conditions and heavy truck traffic.

Architectural Review Committee (ARC)

The Board discussed the importance of reminding homeowners that Architectural Review Committee (ARC) approvals are subject to a two-year time limit. The ARC continues to operate efficiently with BHA, although the Board discussed whether additional time and advance

distribution of project materials would improve the review process. No new projects were submitted during the month, while several previously approved projects remain in progress.

The Board discussed the Association's contract with the Bald Head Association (BHA). The Board will have the contract reviewed by an attorney.

The Board selected **Sunday, December 6, 2026** for the Annual Meeting. The Board agreed that an earlier December date would be preferable.

The proposed budget will be distributed to members along with information about the Board candidates'/members' biographies in advance of the meeting.

The next Board meeting is scheduled for **September 28th**. The meeting adjourned at approximately **6:05 p.m.**