



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, May 6, 2024

John York, Audrey Karen, and Alan attended the Board meeting convened by Zoom at 5:00 p.m. on Monday, April 1, 2024, and comprised a Quorum. Absent were Rod John Bruffey and Ginny.

- **April 1, 2024, Minutes.** John York noted the minutes of the meeting of Monday, April 1, had been previously approved and posted on the web site and they are now formally approved.
- **Update on Website and Financials.** Audrey reported the work on the website was progressing nicely and hopefully should be in final shape shortly. The website improvements and timely posting of minutes will facilitate an enhanced gateway for communications with the MI community. It was decided because of hacking not to publish the Board Members email addresses on the Web Site. The Middle Island email address would remain posted. Karen also asked that the terms of the Board Members be posted, and she agreed to provide that info to Audrey. Ginny reported prior to the meeting that a 5-month CD was secured for investing a significant fraction of our funds (Ginny also gathered data on Business Money Market accounts but unfortunately interest rates are low).
- **Road and Canopy Update.** John Y reported we are still waiting for a quote on Soil Cement. The provider has provided us with pictures and specs of his Trucks and Equipment necessary to complete the job. Hopefully, an estimate will be coming shortly. In summary, we have met with four different road construction companies discussing everything from re-contouring existing gravel base/top to soil cement. In the interim we have asked Ingram land services to come up with a plan/cost estimate for ripping, contouring, and crowning some of the worse sections of the gravel roads. John communicated with BHI village employees and learned there will be new Village rules on height of Canopy (Currently 13' 2" increasing to 13' 10"). The Village staff are in the process of marking trees along MI roads that may not conform. These are due to safety regulations and fire-truck access. Brian Young Landscape was authorized to clear limbs from two trees due to canopy encroachment. Young landscape also was authorized to clean debris and clean up the loop circle, beach parking area and beach access. We have also communicated to Young landscape that efforts to improve canopy, encroaching trees on the roads, debris and parking areas are welcomed. A Roads/Landscape committee was also discussed but put on hold pending discussion by full Board.
- **Erosion Bald Head Creek Near Floating Dock.** The creek is eating into the pathway to the floating dock. The Cama Rep has been on site and the permit was granted and Ingram Land services has been engaged to fix it with rip rap. We have some rip rap at the Middle Island Marina as we had some left over from the bridge project and Norm will supplement if necessary.

- **Ford Truck and Abandoned Golf Cart and obsolete or duplicated Tractor Implements.**

JohnY indicated Norm had taken the Truck off island and Karen indicated the abandoned cart had been removed from the Association's overflow parking lot near East Beach. John Y was authorized to talk to Norm about removing any obsolete or duplicated Tractor Implements.

- **Request by Conservancy to keep a Boat at Cape Creek Marina.** Alan and John Y reported that Chris Shank of the conservancy had requested to keep a boat at Cape Creek Marina on the Lot. The feeling was we should get more info from Chris before making a decision. Also, it was mentioned by Alan that we need to be mindful that although we want to continue to accommodate the Conservancy our first obligation is to our Property Owners and the Marina is now at or close to capacity. Alan will follow up with Chris. Also along those lines Alan mentioned that among the boaters there has been a lot of discussion about availability of slips. Alan mentioned Doug Larsen who uses the Marina a lot would be a good addition to the Marina Committee. This would mean the Marina Committee would consist of John Y, Alan, Ian and Doug. That Committee structure was unanimously passed assuming Doug agrees to serve. Alan also indicated he wanted to get together with all Boaters that use slips and get their input to convey to the full Board on the best way to deal with the issue of a growing number of Boaters and limited slip availability.

- **Rental Property Guidelines.**

With more of our property owners renting their homes and the homes being larger it was discussed that it is important that all owners and if applicable property managers know the rules and which amenities are available to Renters. John Y volunteered to assist with this project.

- **Bald Head Creek Kayak Racks.** John reported he had purchased and barged over materials for the Kayak Racks (for a total of 12 kayak or paddle board slots) on Bald Head Creek area adjacent to the floating dock. Building and installation will happen in the coming months.

- **Beach Access and Entrance to Middle Island** Karen was going to talk to Elayne about beautifying the Middle Island entrance. It was thought that we might reach out to various property owners who have an interest in the Beach Access and Entrance to Middle Island to come up with some ideas to beautify and enhance these amenities while still emphasizing our private community especially as it pertains to the Beach Access. Improving operations/maintenance of keyed beach access is also an area of focus in the coming month.

- **Adjournment.** There being no further business, the meeting was adjourned at approximately 6:45 p.m.