

# **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**

## **Monday, April 13, 2026**

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

Minutes from previous meeting were approved.

### **Financial Update**

All outstanding delinquencies have been resolved. The Board also reviewed a certificate of deposit coming due, with plans to negotiate updated terms. The Board is also waiting for a proposal from CAMS management to help with financial management.

### **Roads and Infrastructure**

- Planned timber work, asphalt patching, and grading across key road areas is being scheduled
- Calcium chloride application will be scheduled for May to help with dust and surface stabilization - as discussed at the Annual Meeting, there will be 2 treatments this year
- Ongoing evaluation of East Beach Drive and Cape Creek road conditions

The Board also discussed potential rerouting of vehicle traffic in certain areas. A working group will be formed to evaluate options and gather structured resident feedback before any decisions are made.

### **Marina and Signage**

- The marina has installed a “dead man” system to improve the launch and retrieval of boats
- Current slip usage includes five boats. There is a poll out for Memorial Day usage.
- Marina guidelines are being streamlined from five pages to two for easier review and approval

Bryan also reported plans to conduct a field review of road signage issues with Greg to identify necessary repairs.

### **Entrance and Landscaping Improvements**

- Continued landscaping and timber installation at the front entrance
- Review of exposed PVC/cabling at the entrance, with plans to consult on making it less visible

## Landscaping Debris Management

A key operational issue discussed was the disposal of landscaping debris:

- *The mulch site* has stopped accepting commercial landscaping debris
- This creates uncertainty for builders and property owners regarding waste disposal options
- The Board feels this is a broader community issue requiring a long-term solution by the Village
- Options for grinding and handling larger debris are being explored, though limitations exist for certain materials (e.g., palm fronds)

## Property Maintenance and Enforcement

- Parking lot cleanup plans scheduled
- Continued efforts to ensure compliance with landscaping and timber installation recommendations
- Mixed compliance among property owners, with some follow-up still needed

There was also discussion of construction activity, which remains minimal, and concerns about ongoing infrastructure wear at access points.

## Road Repaving and Cost Estimates

- East Beach Drive repaving was discussed, with early estimates under \$500,000 depending on scope
- Full-depth patching requirements may affect final cost
- Some limited paving may be possible while maintaining partial road access during construction
- Continuing discussions and research via committee

## Impact Fee Update (Approved Change)

The Board approved a significant update to construction impact fees:

- New impact fee set at **\$5 per square foot**, effective May 1
- Applies to all new construction and additions (including added square footage in renovations)
- Intended to better align fees with rising road maintenance and infrastructure costs

The Board also noted that while outside design review services are used, Middle Island does not currently receive associated review fees.

Next meeting, Monday May 4th.

The meeting was adjourned at approximately 6:15pm.