NOTICE OF ANNUAL MEETING AND ANNUAL BUDGET MEETING

Middle Island Property Owners Association, Inc.
Tuesday, December 15, 2026 | 5:00 PM EST

Dear Property Owner:

Notice is hereby given that the Annual Meeting and Annual Budget Meeting of the Property Owners of the Middle Island Property Owners Association, Inc. (MIPOA) will be held on Tuesday December 15, 2026 at 5:00 PM EST via Zoom.

The Proxy and Ballot form is included herein. An Agenda and additional Zoom access instructions will also be sent via email prior to the meeting.

MEETING PURPOSES:
1. Elect two (2) Directors to the Board of Directors. (Also Waiving 60-day notice)
2. Ratify the Proposed Annual Budget (attached). Note: The Budget may be ratified without a quorum.
3. Consider and conduct such other business as may properly come before the Meeting.

QUESTIONS IN ADVANCE:
Because this meeting is being conducted via Zoom, please submit any questions in advance to middleislandpoa@gmail.com by December 1, 2026.

By Order of the Board of Directors

ZOOM MEETING ACCESS INFORMATION:
Topic: MIPOA Annual Meeting
Time: Dec 15, 2026 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/84390215828?pwd=GeBkjsDLiti0vgPaii46Mpuewd4ybm.1

Meeting ID: 843 9021 5828
Passcode: 928358

Join by SIP
• 84390215828@zoomcrc.com

Join instructions
https://us06web.zoom.us/meetings/84390215828/invitations?signature=5eL4L2HDVTQW0XDc71hGqJxrRLmchCSghzP_nTTawuk

MIDDLE ISLAND PROPERTY OWNERS ASSOCIATION, INC.
PROXY AND DIRECT BALLOT FORM
Annual Membership Meeting — Tuesday, December 15, 2026
5:00 PM EST

The undersigned Member of the Middle Island Property Owners Association, Inc., revoking all proxies previously given, hereby constitutes and appoints the Board of Directors of the Middle Island Property Owners Association, Inc., as Proxy for the undersigned to vote all votes that the undersigned is entitled to cast at the Annual Membership Meeting and Budget Meeting on Sunday, December 6, 2026, at 5:00 PM EST, including at any adjournment or postponement thereof.

The Board of Directors as Proxy holder is directed to cast votes as designated below:

1. **2026 WAIVER of 60 day NOTICE OF BOARD NOMINEES** - Article VII Nomination of Directors, Section 2 Nominations of By-Laws
   [ ] FOR approving waiver of 60-day notice
   [} AGAINST approving waiver of 60-day notice

2. ELECTION OF DIRECTORS (Vote for up to two candidates):
[ ] Rod Barrangou (See attached bio)
[ ] Audrey Dyer (See attached bio)
[ ] John York (See attached bio)

NOTE: You may select up to TWO (2) candidates. Selecting more than two will invalidate your vote for the Board election.

3. RATIFICATION OF ANNUAL BUDGET:
[ ] FOR Ratification of Proposed Annual Budget
[ ] AGAINST Ratification of Proposed Annual Budget

4. OTHER BUSINESS:
The Proxy is authorized to vote upon such other business as may properly come before the meeting or any adjournments or postponements thereof according to their best judgment.

REVOCATION OF PROXY:
This proxy appointment and ballot may be revoked by attending the meeting in person (via Zoom) and voting, by delivering written revocation to the MIPOA Secretary prior to the vote, or by submitting a subsequent proxy appointment form.

MEMBER INFORMATION & SIGNATURE

Printed Name: _____

Signature: _____

Lot Number(s) / Property Address: _____

Title (if signing as Partner or Corporate Representative): _____

Date: _____

RETURN INSTRUCTIONS:
Please complete, sign, date, and return this form promptly by mail or email:

By Mail:
MIPOA
c/o Charles Pardee
1 Bishop Gadsden Way, Apt 108
Charleston, SC 29412-3570

By Email:
pardee@islc.net

DEADLINE: To ensure your vote is counted, your completed Proxy/Ballot must be received no later than Tuesday, December 15, 2026, at 5:00 PM EST.

Rod BARRANGOU

15 East Beach Drive

Lisa and I fell in love with BHI when we first visited in 2021, and bought a house in Middle Island shortly thereafter. Our family has spent much time here since, hosting our extended family and friends, making the most of East Beach, the marsh, the conservancy, the clubs and all BHI has to offer (including golf and pickleball) across all four seasons. While Raleigh is our main residence, Middle Island is our home.

I immigrated to the US from France in the 1990s (to study at NC State), Lisa moved here from California after College in New York (we are grad school sweethearts) and our three kids were born in Wisconsin, where our family spent nine long winters. We have been back in NC since 2013 and established our family here. I am a Professor at NC State running a dynamic research lab, and a serial entrepreneur commercializing intellectual property and technologies to enhance human health (therapeutics), food processing (sustainable agriculture) and forestry (environmental stewardship). Lisa stewards the household, and is a Director in one of my start ups.

As an engineer, scientist, innovator, entrepreneur and business leader, I have experience in solving problems, making wise and informed decisions, and working with diverse stakeholders. I have served on many boards (both for and non-profit, for large and small companies, private and public organizations) to build consensus and act on behalf of people I represent. It would be a privilege to continue to serve on the MIPOA board, and maintain the historical values and legacy of Middle Island, while addressing changes inherent to the BHI evolving context and complexities (roads, development). I have a sense of service and am keen to give back to the community and look forward to continuing serving all Middle Island owners.



I am Audrey Kelly Dyer, a resident of MI for 6 years, living at 5 East Beach Drive. I am currently the Chair of the MI ARC and have served in that capacity for the last 5 years. I have served one term on the MIPOA Board, and I am running for a second term on the Board. My husband John and I have four grown children, and we have owned homes on BHI since 2001. We have watched the island develop and grow over the last 25 plus years. My many years on the island has given me a strong understanding of the changes and challenges that are happening across the island, particularly in Middle Island. Interest in building on MI is increasing, with an average of four new constructions per year, with more to follow. I am very interested in continuing to protect our special community and environment.

My first term has led me to the realization that we need to focus more on our roads and road maintenance. Large trucks are taking a toll on our roads and our infrastructure. We need to address the issues regarding improvement and maintenance of all of our gravel roads and the condition of East Beach Drive's cracking and deteriorating pavement.

As the Chair of the MIPOA Architectural Review Committee (ARC), I have enjoyed working with a talented and dedicated group of committee members. The ARC works in a collaborative effort to find building solutions that meet the needs of the owners and result in homes that create harmony within our environment, balancing aesthetic, financial, and environmental considerations.

During my professional career, I worked for 34 years at various Federal Government agencies; Social Security Administration, the Center for Medicare and Medicaid Services, and the National Institutes of Health (NIH). My area of concentration was telecommunications. I began as a management analyst and moved into management serving as the Director of NIH's Telecommunications. During that time, I was responsible for the oversight, implementation, direction and management of telecommunication systems for the National Institutes of Health and the Public Health Service. I also developed and implemented the first Telemedicine Video network at NIH, allowing researchers and doctors to treat patients remotely, facilitate research trials, and conduct medical and teach surgical procedures remotely, both across the U.S. and internationally.

After retiring from government, I worked as a realtor with Long and Foster Realty for 13 years in the MD/DC/VA region. I continue to do weekly volunteer work with a number of charitable organizations in Bethesda/Chevy Chase, MD.

October 2026

John York
43 Cape Creek Road

Hello again: some Middle Islanders may recall that I served my first term on the MIPOA board beginning in Jan 2020, was re-elected serving as Vice-President, President and Treasurer during my second term. Having taken a requisite year off at the end of 2025, and retiring from my day job, I am tendering my hat to serve again.

A little bit about my career: I spent my working life in Academia as a Professor, and then Department Chair (Duke University 1996-2012; Vanderbilt University 2012-2025). Additionally, I took a year-long sabbatical from University life to become the Chief Science Officer at Impossible Foods, a mission-oriented plant-based meat company in Silicon Valley. From a young age, I have been curious about how things work: utilizing this energy to discover how our DNA encodes instructions that our cells and body use to operate. As a Professor and Administrator, I also have had the good fortune to teach, train recruit, mentor and lead some of the very best and brightest minds on the planet.

On a personal note: Sally and I have been enjoying Bald Head Island since we vacationed with our friends in the early 2000s. We have two daughters, Erin and Michelle, who are now well on their way to greater things in life, but who always find time to make it back to Bald Head multiple times a year. In 2012, we purchased two lots on Middle Island for their wonderful marsh vistas, elevated build-sites (~30 feet above mean-tide), prevailing southwest breeze that filters through the trees and up the dune ridge, and tremendous bird life (in fact I added a bird to my list today – an American Redstart passing through BHI on its way to winter in South America). We finished building our home at 43 Cape Creek in June 2023. Having been on the island for months at a time during my retirement, I continue to very much appreciate our wonderful community of neighbors.

Serving on the Board has been an honor and privilege. It has provided a mechanism to advocate for the greater good of our community. Once again it would be wonderful to help get things accomplished for Middle Islanders through gathering data, vetting ideas, building consensus and evidence-based transparent decisions. Thank you for your consideration.

Thank you.

2027 Budget Worksheets

	2026 Proposed Budget	12/31/26 Estimated	2027 Proposed Budget
Revenues			
Member Assessments	160,000.00	161,946.00	162,000.00
Marina Assessments	20,500.00	25,525.00	26,000.00
Building Impact Fees	20,000.00	7,193.00	20,000.00
Interest	7,000.00	8,420.00	7,000.00
Total Income	207,500.00	203,084.00	215,000.00
Restricted Fund Allocation			
MIddle Island Roads			
Gravel Roads/Bridges	20,000.00	40,000.00	10,000.00
East Beach Drive	30,000.00	55,000.00	50,000.00
BHI Creek - Docks	1,000.00	1,000.00	1,000.00
Beach access/parking	1,000.00	1,000.00	1,000.00
Gen Maint/Shed	1,000.00	1,000.00	1,000.00
Cape Creek Marina	5,000.00	25,000.00	10,000.00
Total Allocation	58,000.00	123,000.00	73,000.00
Operating Fund Income	149,500.00	80,084.00	142,000.00
Operating Expenses			
Accounting	3,500.00	3,500.00	4,000.00
Insurance	9,600.00	8,470.00	9,000.00
Repairs and Maint	2,000.00	1,500.00	2,000.00
Landscape/Canopy	36,000.00	21,530.00	40,000.00
Road Maintenance/Mat	15,000.00	13,100.00	28,000.00
Electricity	3,000.00	3,150.00	3,200.00
Water	1,700.00	1,190.00	1,500.00
Calcium Chloride	15,000.00	13,300.00	15,000.00
Miscellaneous	5,800.00	3,707.11	5,000.00
Total Operating Exp	91,600.00	69,447.11	107,700.00
Net Income(Loss)	57,900.00	10,636.89	34,300.00