MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Monday, October 19, 2026
Attended by Ginny Hunt, Rod Barrangou, Gary Melchionni, Bryan Mulqueen, John Bruffey, Audrey Dyer, Meg Smith over Zoom at 5pm.

Guests - Doug Jones and Peter Quinn

Minutes from the previous meeting approved and will be posted before annual meeting.

Roads and Maintenance

The Board discussed upcoming road maintenance and budget priorities. East Beach Drive is being considered for asphalt sealing to extend the life of the roadway. The work would be funded through reserves, with a contractor asked to provide a bid. The Board noted that sealing would help address pavement cracks but would not resolve existing drainage issues.

Gravel road maintenance will be expanded beyond the previously established endpoint at 61. Plans include raising certain areas, applying calcium chloride twice during the year, and continuing regular scraping and maintenance. Roadside trimming will also continue.

The Board acknowledged that roads and landscaping represent two of the Association's largest budget categories.

Architectural Review and BHA Management Agreement

The Board met with representatives of BHA to discuss establishing a formal management agreement for architectural review services. BHA explained that it is reviewing its agreements and fee structures across the various communities it serves to ensure that staffing costs, responsibilities, and potential liabilities are appropriately addressed.

Discussion focused on the proposed additional fees for staff time associated with architectural reviews, which are separate from the existing review fee. BHA agreed to explore whether these costs could be incorporated into the existing fee schedule rather than billed separately. BHA will also review the allocation of staff time and associated costs with its budget committee.

The Board discussed the benefits of formally incorporating Middle Island's architectural review process into BHA, including the possibility of using BHA's architectural guidelines while retaining Middle Island's review authority. The need to update Middle Island's existing architectural guidelines and clarify the relationship between the two organizations was also discussed.

Liability, insurance coverage, and reciprocal protections under a formal agreement were identified as important considerations. The Board emphasized the need to protect the interests of both organizations while maintaining an effective architectural review process for homeowners.

BHA agreed to discuss the proposed fee structure and the possibility of continuing the current arrangement with its Board. The Middle Island Board will await further information before determining next steps.

The Board also discussed the need to review and potentially update the Association's covenants and homeowner agreement, including provisions addressing construction activity and enforcement. A contract attorney has since been identified to review the relevant documents.

Budget Discussion – October 22, 2026

Attended by Ginny Hunt, Gary Melchionni, Bryan Mulqueen, Meg Smith over Zoom at 5pm.

The Board reviewed the September 30 financial statements and discussed the allocation of operating income and reserve funds.
The discussion focused on maintaining adequate reserves for anticipated capital projects while keeping operating income and tax obligations manageable. The Board considered allocating an additional $55,000 to reserves, with a revised allocation of $65,000 ultimately discussed, distributed as follows:

- **East Beach:** $25,000
- **Gravel Roads:** $20,000
- **Marina:** $20,000

Rod Barrangou was unable to attend the meeting. Final budget numbers will be presented to the board via email after finalization by Rod.

The importance of maintaining appropriately funded reserves for major anticipated projects was emphasized. The Board also discussed the existing four dues categories (Approved, Unapproved, East Beach, and Forrest) and whether a consolidated dues structure should be considered in the future.

The revised budget and proxy materials will be circulated to homeowners for approval ahead of the Annual Meeting. The materials are expected to be sent during the first week of November.

Annual Meeting

The Annual Meeting is scheduled for Sunday, December 6, 2026. (Since been changed to **Tuesday, December 15th, 2026**)

Next Board Meeting

The next Board meeting is scheduled for **November 16, 2026, at 5:00 p.m.**

The October 22 meeting adjourned at approximately 5:48 p.m.