



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS MONDAY, AUGUST 5, 2024

All Board Members attended the Board meeting convened by Zoom at 5:10 p.m. on Monday, August 5, 2024.

- **June 3, 2024, Minutes.** John York noted the minutes of the meeting of Monday, June 3, had been previously approved and posted on the web site and they are now formally approved.
- **Update on ARC.** Audrey reported the Middle Island ARC has a lot of activity with some 7 or 8 projects ongoing and or in the planning or submittal phase. Three projects are about to start construction and two are complete or nearing completion. One of the two is finishing landscaping and the other should be complete in October. An additional home which is currently under construction is a 7400 sq foot home. Audrey suggested that we expand the current permissible square footage of garages (320 square feet) as that would allow for larger garages (homes are getting bigger) and will keep carts from being in view from road which some consider an eyesore. The Board was fine with Audrey's suggestion of allowing for larger garages up to four hundred square feet without a variance.
- **Financial Report.** Ginny reported financials are in good shape. Roadwork/landscaping remains the bulk of our yearly expenses. Ingram Land services is now managing roadwork maintenance. Young Landscaping will continue tree, shrub, landscaping etc.... Norm has more road experience and better equipment for maintaining roads. The consensus being we would certainly use Norm in the near term and see how it works. John York is expecting an "estimate" from Norm on maintaining our roads. NOTE added after meeting: Tropical storm dropped 7" + of rain and Ingram crew was out blading the roads on Friday – they were in particularly good shape afterwards.
- **Entrance and Beautification.** John Y suggested that we spend a little money with Brian Young on sprucing things up. Karen reported on entrance way and work of herself, Nancy Anderson, and Ginny on beautifying the Middle Island entrance with Native plants as suggested by Nancy. Consensus was Nancy has great expertise in this area and she should take the lead. John Y suggested since water is an issue and Ginny has offered water from her house that we consider running a line from Ginny's house to nearby street and install a spigot like new ones at Marina and pay Ginny annually for water.
- **Beach Access.** John Y reported new lock is in and working well. Suggested we buy a spare and that Property Owners be cautioned not to try to lubricate or use graphite on the lock as the sand sticking to the lubrication seems to cause the problems. We have posted a notification

regarding the Lock and such on the MIPOA website “latest news.” Many thanks to Greg Braswell for helping with the lock and it’s replacement. Karen suggested we refresh the Private Access sign at Beach Access as paint is fading and Rod suggested we get a Keep off the Dunes sign. Karen volunteered to check with Mike Harris at the Village for a Keep off the Dunes sign.

- **Contingency Plans for Storms.** John Y reported the Village will clear our roads and both Norm and Brian Young are available and on Stand-By to assist as needed. NOTE added after meeting: prior to Storm Debby, York contacted Fred Craig regarding operations of the 12 East Beach drain (in front of Spivey home) – it had backed up several weeks earlier and upon inspection it needed a major cleanout. Both the roadside catchment and the secondary cistern were full of silt impairing their operation. In the future the Board on a regular basis needs to monitor the situation and keep the drain clean. Big thanks to Fred for walking through the process, design and happy to report it managed the rainwater from Debby beautifully.
- **Club Deliveries.** Karen will check with Club on getting them to deliver to our Forest Homes since our canopy has been improved.
- **Table and Bench for Floating Dock Area at Bald head Creek.** Karen and Alan reported the table and bench are in Southport and hopefully weather permitting they with Chuck Anderson and John York and family members of Karen will soon get it to the island and assemble it. NOTE added: The table was boated over to Cape Creek Dock and team carted to BHC dock, assembled and it looks great.
- **Swim and Racquet Club now in Private Hands.** The ARC will remind the current Property Owners that they are subject to our Covenants and ARC guidelines and that before any new use of the Property or changes to the Property are made, they need to check with ARC and/or the Board.
- **Adjournment.** There being no further business, the meeting was adjourned at approximately 6:40 p.m.