

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Monday, June 1, 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

HOA Management / Accounting Services

The Board discussed a proposal from a professional HOA management and accounting service provider. Research and evaluation is ongoing.

Key discussion points included:

- Professional management services may help reduce administrative burden and improve financial oversight.
- The Board discussed potential liability protections associated with utilizing a professional management company.
- A proposal received from a management company will be distributed to all Board members for review.
- Any future contract will be presented to the Board for approval before execution.

Architectural Review Committee (ARC) Update

Meeting with Bald Head Association (BHA)

A recent meeting occurred with BHA Executive Director and staff regarding ARC operations and the proposed ARC services agreement.

Discussion included:

- BHA has implemented procedural and staffing changes.
- The parties agreed to continue ARC review activities while continuing contract discussions.
- Future ARC meetings will include greater participation by BHA staff and may be held on BHA's review schedule.
- The Board discussed the importance of clearly documenting responsibilities, approvals, timelines, and liability protections within a formal agreement.
- BHA's legal team is reviewing the draft agreement and Board comments.

The Board agreed that a formal contract is necessary to clearly define responsibilities and reduce potential liability exposure.

Roads and Infrastructure

Road Maintenance

The Board reviewed ongoing road maintenance activities.

Updates included:

- Pothole repairs have been completed using cold-mix asphalt.
- Grading work is expected to begin shortly.
- Application of calcium chloride for dust control is planned following grading operations.

Entrance Improvements

The Board reviewed progress on entrance timber replacement and landscaping improvements.

- Timber installation has been completed.
- Landscape planning is expected to begin within the next several weeks.
- Additional evaluation of exposed utility pipes near the entrance remains pending.

Chipper Program Discussion

The Board discussed a proposal to potentially make the Association-owned chipper available to landscape contractors.

The discussion was prompted by recent changes to island debris disposal policies affecting landscape contractors.

After discussion the board agreed that there were too many opportunities for issues surrounding the use of the chipper to make it available to outside landscapers.

Marina Committee Update

Marina Guidelines

The Board reviewed the status of draft marina guidelines.

- Board members generally expressed support for the proposed guidelines.
- Bryan will be adding an additional provision addressing the long-term users of slips
- Formal approval remains pending.

Slip Usage and Capacity

The Board discussed increasing marina utilization and anticipated high occupancy during the summer season.

Topics included:

- Long-term storage of boats in slips.
- Managing limited slip availability during peak periods.
- Potential future revisions to marina policies to address capacity concerns.

Next meeting, Monday July 6th.

The meeting was adjourned at approximately 6:30pm.