



**MINUTES OF THE ANNUAL MEETING AND
ANNUAL BUDGET MEETING OF THE
MIDDLE ISLAND PROPERTY OWNERS' ASSOCIATION
MONDAY, DECEMBER 16, 2024**

The Annual Meeting and Annual Budget Meeting of the Middle Island Property Owners Association, Inc. was held by Zoom on Monday, December 16, 2024. All Board Members were present and the total Zoom Windows Open including Board Members present was Thirty-Five (35).

The meeting was called to order at 5:05 p.m. John York, President presided, and functioned as Zoom Master.

- **Introduction of Board Members.** The Board Members were introduced, and their term/end year were provided (note: MIPOA Board has a 2-term limit after which members rotate off): York (T2 '25); Bruffey (T2 '28); Reyner (T3 '25 – rotated off in 2022 after T2); Hunt (T2 '28); Melchionni (T2 '25); Barrangou (T1 '26); Dyer (T1 '26).
- **New Property Owners.** New Property Owners were introduced.
- **President's Opening Remarks.** Summary of 2024: Marina Culvert Project Completed; Complete Revamp of our Website - <https://middleisland.org/> (Audrey Dyer and web developer, Ami Brown); Timely Posting of Board Meeting Minutes (Alan); Kayak Storage at Bald Head Creek Dock (Alan and Ian McCormick); New Lock East Beach Access (Alan, Greg and John); Picnic Table Area at BHC Dock (Alan, Karen and Family); Golf Cart MI Logo Stickers (Audrey and Ami); Road Canopy Safety Project (Greg Braswell, Young Landscape, Cortes & Friends Landscape); Gravel Road Phase 1 and 2 Contouring/Maintenance (Ingram Land Services); Special Thanks to Chuck Pardee for all of his tremendous efforts related to MIPOA admin
- **Approval of 2025 Budget.** Ginny provided an update of our Operating Budget on a line-by-line basis. She also went through Reserve Expenditures and explained that although we are very strongly capitalized, we will be spending a good bit on the upcoming ramp construction as well as expenses toward improving the roads. Amortized by marina and homeowners' dues, these capital expenditures will not reduce long-term assets. Importantly, Ginny negotiated a 4% interest rate on a \$286K tranche of MI assets, generating significant yearly revenues. Katie Larsen asked for clarifications regarding budget items. Rex Cowdry questioned how we could do a budget without showing what our expected expenditures are. He also questioned why the East Beach Drive and Gravel Roads were consolidated pointing out they can only be

consolidated if voted on by the Members as these are separate reserves per the Covenants. Finally, he stated in his opinion we need a reserve study to properly do a Budget. Ginny indicated that historically the Board has been very prudent with Association funds and once the Board determined the project was needed it got bids and then reallocated the funds from the reserves to fund the project. John York indicated that if we were going to redo the roads (either pave East Beach or pave or do soil cement on the Gravel Roads) we would need a special assessment as paving and soil cement and heavy construction have basically tripled in the past 6 years with an additional premium for work on Middle Island. For example, home construction on Middle Island is now more than \$1,000.00 per heated square foot. There was also a brief discussion as to why East Beach property owners pay less than property owners on the gravel roads. The Board is set to continue discussions regarding fee structures for EB and Forest owners in 2025. Both the Operating Budget and Reserve Budget were passed by those present with no Property Owner voting against the Budget (tables found below).

- **Election Results**. The following were elected for a three-year term as Directors.

John Bruffey
Ginny Hunt

- **Architectural Review Update**. Audrey Dyer, chair of the ARC, reported it has been a busy year. Audrey reported we have two homes which were completed in 2024. In addition, there are three homes that are currently in some stage of construction and we have three homes in the submittal phase. She indicated things have slowed down a little in relation to 2023.
- **Website and Car Stickers**. Audrey reported the Middle Island Website is much improved and more intuitive. There have been 484 visitors since the June 1, 2024 launch date with 34 in the last 30 days. She also reported we have stickers now for carts and some property owners are putting them on canoes and kayaks – this is a useful means to identify Middle Islanders. Should any property owners need additional stickers, please reach out to middleislandpoa@gmail.com. There is also a lot of information on the website for Renters as more Middle Islanders are renting their homes. Martin Bingham asked if we could publish an email/phone number Directory of Property Owners on the Website. Rod Barrangou and John York indicated there are both privacy issues and concerns about hacking. Mary Beth Snee indicated she and Ronnie Willis have established a Group FaceBook page titled Middle Island Neighbors. Audrey indicated she would link it to the website. Rex Cowdry indicated we needed to decommission the old website as it was leading to confusion. Audrey and Ami are working to accomplish these requests.
- **Presentation by Smith Island Land Trust**. Katie Chatas and Jim Brown presented a highly informative presentation on the benefits to the Donor and to Middle Island of donations of lots to Smith Island Land Trust (SILT). They indicated currently 10% of the Lots on Baldhead are protected. They also indicated that according to their study Middle Island has more high value land for donations than any other area on Bald Head. Cape Fear Station is next. They emphasized if you have a vacant lot next to your home or next to a lot that you intend to build on, please consider donating the adjacent lot to Silt. The tax benefits can offset a lot of the cost. Beginning in 2025 the state of North Carolina will be reinstating a different version of its Conservation tax credit program which will be an additional benefit for qualified donors. Those

interested may contact SILT directly to learn more. See the MI website for easy access to SILT's project.

- **Road Canopy Project.** We have finished most of the Road Canopy project with the final phase scheduled to be done in January. Cortes construction is doing it under the guidance of Greg Braswell. Greg has even had the Fire Chief and the Club Representatives out to Middle Island to make sure we have enough clearance for both Fire Service and for deliveries via the Club warehouse. The Board is most appreciative of Greg for taking on and managing this project in a very hands-on professional manner.
- **Gravel Roads.** John York reported that we have completed the first phase of recontouring the roads and the second phase (from the eastern intersection of Cape Creek and Dogwood to just past the last house on Cape Creek on the left at the turnaround) should be completed in January. John also mentioned there may be some remedial work to be done between the turnaround at the last House and the Ibis Gate. After the last massive storm, the only areas where water stayed for any length of time were just west of the Barnard house on Dogwood and at the Cul de Sac in front of the Anderson/Easterling home. Overall, Middle Island did well in that storm especially compared to Bald Head proper.
- **Beach Access.** Rod Barrangou reported that we were going to work on the Beach Access and raise the level near the dune crossing to comply with Village requirements and Safety. Estimates time frame in January 2025.
- **Kayak Launcher and Boat Ramp.** John York reported that we have two bids on the Boat Ramp, and we are anticipating at least one more. He also indicated we should be getting a kayak launcher for the Marina soon and Norm Ingram is on board to install it.
- **Adjournment.** The meeting was adjourned without objection at approximately 6:45 p.m.