



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS, MONDAY July 7, 2025

All Members attended the Board meeting convened by Zoom from 5:00 – 7:05p.m. on Monday, July 7th, 2025.

- **Minutes of June 2, 2025.** The minutes of June 2, 2025, were previously approved by email and are now formally approved.
- **Financial Report.** John Y reported that roughly speaking the Gravel Roads and Canopy are costing about \$50,000 per year which is a considerable savings. He and John B will also obtain estimates for repaving East Beach Drive which is starting to show wear.
- **Update on Canopy and Roads.** Canopy clearing and road shoulder trimming are completed. Packages were delivered last week by the Club to a residence on Cape Creek. Gregg has received oral clearance from Public Safety and will follow up with a letter of certification as to Canopy Compliance from Public Safety. John Y will do email to Property Owners notifying them about availability of packages from Club as well as compliance with Public Safety requirements.
- **Committees.** The Board has established the following Committees. Finance. Roads/ Maintenance; Marina, Entranceway and Island Beautification.
- **Request to Rent Boathouse and 25 Plus Questions about Marina.** The Boat house is now vacant and property owners have from time to time asked if they could rent it. One recently made a formal request and offer. At the present time the Board feels since this is a Middle Island Asset it should if possible be used by all Property Owners and is looking to hear from all property owners as to uses that may be made of the Boat House. The same property owner also submitted some 25 plus questions to our President. The Board unanimously agreed to refer these items to the Boaters who use the Marina for recommendations to the Board.
- **Architectural Review.** Audrey reported Middle Island is currently in “Boom Time” mode. Contractors with trucks parked on our Roads and right of ways are becoming a greater and greater problem especially on Cape Creek. Notably we

have 4 projects within 100 yards of each other in varying stages on Cape Creek. Some contractors are considerate of neighboring properties and our residents and others are much less so. Audrey is looking to find better enforcement and cooperation from Builders and Subs alike.

- **Adjournment.** There being no further business, the meeting was adjourned at 7:05p.m.