

MIDDLE ISLAND PROPERTY OWNERS ASSOCIATION
MONDAY, MAY 21th 2018 at 5 P.M.
Lynn Barnard's or CC Number: 712-775-7031 Access 191762#
AGENDA

<u>Agenda</u>	<u>Action Requested</u>
5 p.m.	
Call to Order	
Roll Call	
Consent Agenda	
1. Accept meeting agenda	Approve Agenda
2. Approve Minutes of the April 30, 2018 Board Meeting	Approve Minutes
3. Approve Minutes of the May 7, 2018 Board Meeting	Approve Minutes
5:05 p.m. Drainage easement & maintenance agreement	Update/approve legal fee
5:10 p.m. Working Groups update with detailed cost estimates	
• Gravel Roads and Chip Seal	Update/discussion
○ Barnhill & Chip Seal Bids	
• Public & Private Asphalt Roads	Update/discussion
○ Barnhill Bids	
○ Private road cost estimates to include turnover costs	
5:25 Finance Committee (exact numbers may not be available yet)	
Use of gravel & EBD reserves for paving/turnover	Update/approve legal fee
Special road assessments	Report/Discussion
Operating & reserve contributions for all options	Report/Discussion
Effect of each option on our dues	Report/Discussion
5:40 p.m. Final tasks for road options vote	Discussion
▪ Communication Strategy	
▪ Town Hall meeting structure & schedule	
▪ Request to change covenants - #1 below	
5:55 p.m. Cape Creek Dock	Update
6:00 p.m. Red Bay Tree Removals- #2 below	Report/Discussion
6:10 p.m. Adjourn	Adjourn

#1 - COVENANT CHANGE REQUEST

- The Paved Roads Advocacy Group recommends modification to any/all covenants and/or bylaws to enable the entire POA to operate as a unified middle island community and all property owners vote on all issues. We recommend adding this change to the ballot for paving.
- Eliminate the paved roads vs forest lot dues structure. East Beach Drive property owners are currently required to vote on the turnover. However, they also have a vested interest in the status of the gravel road.
 - East Beach owners that want the roads paved will unfairly be bound by the vote of the forest owners.
 - All MIPOA owners have a vested interest in FEMA funds availability and shared liability on the roads remaining private and long-term dues impact.

#2- RED BAY TREE REMOVAL BACKGROUND

Rex talked with both Stephen Boyett and Jeff Griffin at the Village and with Brooke Milligan at the Conservancy.

Laurel wilt is bad news. Once the ambrosia beetle has infected trees at multiple locations – and arguably, once the beetle got to the island and infected several trees – the vast majority of the red bay are toast. Beetles fly miles, and a single beetle carrying the fungus and burrowing into the red bay kills it in weeks to a few months. The spread might be delayed by chipping the small stuff and tarping the large limbs and trunk (emphasis on might), but the outcome won't be affected. Burning the trees is an option but is risky. Burn permits have very strict requirements and are generally allowed only on the beaches at specific locations – with additional seasonal limitations from May 1 to November 15. And of course, since it doesn't change the ultimate outcome, creating any fire risk at all would be hard to justify.

How should the MIPOA respond?

A. MIPOA If the tree turns out to be in the ROW, David probably can fell it himself, cut it into logs, and mulch smaller pieces on site. Any trees on lots would generally be the responsibility of the property owner.

B. Property Owners:

1. Suggest that property owners find contractors on the island to remove the Red Bay trees with their own equipment.
2. David can provide the service after he has put in 32 hours for the MIPOA. However, David is not covered by our worker's comp or liability policy and this must be clear to the homeowner; furthermore, the MIPOA has some liability since David would be using our chipper. (David or we could check with an insurance agent to see if there is any inexpensive insurance that would cover David and the MIPOA)
3. Whether we expand the use of David's time to benefit individual property owners (which may change our tax status, regardless of whether we bill property owners for the service or not – Jeff knows about the 90% test on expenditures). (This would not be preferable since we get into billing, tax issues, etc.)