



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS TUESDAY JULY 14TH, 2020

A meeting of the Board of Directors of the Middle Island Property Owners Association was held via Zoom at 5:00 pm on Tuesday, July 14th, 2020. All Directors were present with the exception of Lou Anne Barnhouse. Karen Melchionni presided.

- **June Minutes:** The June minutes were approved.
- **Treasurer's Report:** Jeff Alpert reported for the year we are ahead \$800.00. Three (3) are houses under or planned for construction and that has brought in \$2,674.00 to date in impact fees and will bring in an additional \$5,000-\$6,000 in the third quarter. The Marina is ahead of last year at over \$3,000 collected to date.
- **David and 21' Parker Boat.** David has requested we provide him with a boat so he can get to the island easier. He has complained especially during the Covid crisis that he has been bumped several times from Ferry. He found a used 21' Parker for around \$30,000. After thoughtful discussion with virtually all Board Members present participating it was decided that transportation to and from work is the employee's responsibility. Karen will inform David. Alan will reach out to Chris McCall that David is an "essential employee" and needs priority on ferry. Fred has experience with "essential employee" letters and will share a letter with Alan.
- **One Life:** It was reported that to the best of everyone's knowledge One Life is not proceeding to buy additional Lots.
- **Water at Entrance to Middle Island:** A request has been made for water at the entrance way to Middle Island. It was felt the tap fee would be too high and the better solution is to "borrow or buy" some water from a neighbor just as was done by the Young Family in the past.

- **Pool and Racquet Club:** There were complaints from the owner about vandals. Although we are sympathetic and will encourage police enforcement as well as the use of cameras ultimately it is the owners property and responsibility and we have no jurisdiction or ability other than to remind our property owners it is not our property and they (“and their renters”) should respect this property. We have already sent out an e-blast on this subject.
- **Gate and joint venture with conservancy;** the Anderson/Easterlings proposed a joint venture with the Conservancy and Gate. They envision a preserve and we charge people to come in with tours from Conservancy. Since in June the Board had voted not to go with a gate it was felt this proposal was premature. It was pointed out we could do this preserve now without a gate. The Conservancy treats it as a Preserve now and receives 100% of the revenue so the question was raised why would they split with us? Jeff Alpert also pointed out this income would not only be taxable but would require additional accounting and reporting costs. Karen indicated she was going to bring up the Gate issue again in the fall.
- **East Beach:** Karen reported David is blowing the steps to the beach access regularly and that the drain on East Beach Drive seems to be working well. David also removed the lock on Beach Access and cleaned it and so far so good.
- **Upcoming Board Election;** It was decided to go to 9 Board Members. To date Jeff , Cooper, Lou Anne and Chuck Anderson offered to run.
- **Keys:** There was much discussion back and forth about how to handle Property Owners, Realtors and Renters wanting extra keys and when a property owner or renter doesn't have and needs a key. In the past Alan, Jeff and Chuck Pardee with assistance from David have been the point people for this matter. In the last 6 months there have been at least 5 requests for various keys. Alan felt since David had keys it was easier to tell Property Owners and their Renters if they were on the island to coordinate with David. Most requests if not all are from people on the island who forgot or misplaced their keys and **NEED THEM NOW**. Other Board members felt we should charge \$50.00 for a replacement key as this should be a property owners responsibility. Alan's view is if they are on the island and David is on the island it is simply easier to have David give or get to them a key. He pointed out that if you make them go through Chuck Pardee it causes a lot of aggravation for Chuck and is time consuming. Also invariably a property owner will go to a Board Member and try to get the Board member to get David to give them a key. All agreed Realtors should not be

given keys as that is the property owners responsibility. It was left that the next request for a key gets forwarded to Board to handle.

- **MEETING WAS ADJOUNED AT 6; 35 PM**: The meeting was adjourned at 6:35 pm.