



## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OCTOBER 7, 2019

### Call to Order

Proper notice having been given to the Board members, the meeting commenced at approximately 5:00 p.m. on October 7, 2019. In attendance were Jeff Alpert, Lou Anne Brown, Karen Melchionni, Fred Craig, Brian Johnson, Alan Reyner, John York, and Cooper Young.

- **Approval of the Minutes of the August and September Board Meeting and Special Board Meeting on August 13, 2019.** The minutes of the August and September Board Meetings, as well as the Special Meeting on August 13, 2019, were approved. Also, as to the most recent annual meeting, Karen Melchionni wanted clarification in the proposed minutes for the Annual Meeting that the engineer verbally indicated the Marina was safe.
- **Certification of Removal Vote and Election Vote for Board of Directors.** It was approved that Chuck Pardee's email certifying the results of the Special Meeting on August 13, 2019 would be included in the minutes.
- **Beach Access Lock.** A new lock was approved for the beach access, which will come out of the East Beach reserve fund. The bolt will be the long bolt, i.e. 2 3/4 inches, and Cooper will coordinate its installation with David Ward.
- **Proposed Budget.** Jeff will send out a proposed budget and the Budget Meeting will be on the 2<sup>nd</sup> or the 9<sup>th</sup> of December and would be finalized at the November Board Meeting. Jeff also gave the financial report showing the following: currently, approximately a \$10,000 surplus. Jeff estimated the surplus would be \$13,000 to \$14,000.
- **Raise for David Ward.** A raise for David of 10% was approved. In addition, the Board approved an allowance for water for him and an annual pass for the Fort Fisher Ferry.

Finally, the Board approved one week of pay as a yearend bonus for David to be paid early in December.

- **Notice to Village after Each Storm.** Lou Anne Brown reported she has had communications with Chris McCall, the Village Manager, and it was indicated we need Council to pass a resolution after each storm in order to have debris picked up by the Village.
- **Eldridge Request for Additional Access.** John York was asked to communicate with the Eldridge's about their request that we not block the side of their lot which abuts our 30 foot wide loop road at the Bald Head Creek dock. The Board agreed that there should be no prejudice to the Eldridge's position at this time, but that we would simply take it up at a later date when and if they or subsequent owners, submitted plans for a house. Their access would have to be delineated and go through the ARC and of course ultimately, if necessary, be subject to our Board approval. John was also going to point out to the Eldridge's the CAMA and AEC requirements.
- **East Beach Drain.** Cooper is going to look into obtaining a mounted or anchored grate for the newly installed drain on East Beach.
- **Open Board Seat.** Karen had reached out to Rich Tarplin, who reached out to John Bruffey, to see if he would serve to fill the open seat. It was decided that the Board would reach out to John and see if he wanted to run next year for a full term.
- **Website.** Karen was going to look into updating the website.
- **Ramp.** Alan Reyner reported that he still had not received a written report from the engineer on the Marina. Karen had asked as to the status of the ramp and Alan indicated he wanted to get the report on the Marina first. Alan also indicated that under the pending circumstances (claim against the engineer and Alan Reyner), since Tommy Perry was the only one who bid on the ramp, it may be difficult to find someone to build the ramp and the odds are the cost will be much higher than originally quoted.

### **Adjournment**

There being no further business, the meeting was adjourned at approximately 6:33 p.m.